

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 32 Caroline Street South, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$4,600,000 & \$5,000,000

Median sale price

Median price \$2,221,500 Property Type House Suburb South Yarra

Period - From 23/08/2022 to 22/08/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	63 Lang St SOUTH YARRA 3141	\$5,000,000	05/08/2023
2	50 Packington St PRAHRAN 3181	\$4,800,000	09/05/2023
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 23/08/2023 15:05



3 3 1

Rooms: 4
Property Type: House
Agent Comments

Indicative Selling Price
\$4,600,000 - \$5,000,000
Median House Price
23/08/2022 - 22/08/2023: \$2,221,500

Comparable Properties



63 Lang St SOUTH YARRA 3141 (REI)

Agent Comments

4 3 2

Price: \$5,000,000
Method: Private Sale
Date: 05/08/2023
Property Type: House



50 Packington St PRAHRAN 3181 (REI/VG)

Agent Comments

4 2 2

Price: \$4,800,000
Method: Private Sale
Date: 09/05/2023
Property Type: House
Land Size: 352 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Marshall White | P: 03 9822 9999