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	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$4,600,000		&		\$5,000,000			
Median sale pr	rice							
Median price	\$2,221,500	Pro	operty Type	Hous	se		Suburb	South Yarra
Period - From	23/08/2022	to	22/08/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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

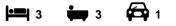
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/08/2023 15:05







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) 2 2



Method: Private Sale Date: 05/08/2023 Property Type: House Agent Comments

Agent Comments



6 2 4 12

50 Packington St PRAHRAN 3181 (REI/VG)

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

propertydata



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