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

4/13 Motherwell Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$490,000		&		\$535,000					
Median sale p	rice									
Median price	\$591,000	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	01/04/2023	to	30/06/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	17/36 Grange Rd TOORAK 3142	\$530,000	10/08/2023
2	9/2 May Gr SOUTH YARRA 3141	\$500,000	06/09/2023
3	503/6 Murphy St SOUTH YARRA 3141	\$485,000	31/07/2023

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:

25/09/2023 09:50



BigginScott^{*}





Rooms: 2 Property Type: Flat Agent Comments James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$490,000 - \$535,000 Median Unit Price June quarter 2023: \$591,000

Comparable Properties



17/36 Grange Rd TOORAK 3142 (REI)



Price: \$530,000 Method: Private Sale Date: 10/08/2023 Property Type: Apartment Land Size: 65 sqm approx Agent Comments



9/2 May Gr SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$500,000 Method: Private Sale Date: 06/09/2023 Property Type: Apartment



503/6 Murphy St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$485,000 Method: Private Sale Date: 31/07/2023 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



propertydata

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