Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	ale
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Address	4/2-4 Mona Place, South Yarra Vic 3141
Including suburb and	
postcode	
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Indicative selling price

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

Trainge between \$500,000	Range between	\$560,000	&	\$580,000
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Median sale price

Median price	\$603,750	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/10/2023	to	31/12/2023	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1/18 Arnold St SOUTH YARRA 3141	\$568,500	23/03/2024
2	12/4a Gordon Gr SOUTH YARRA 3141	\$565,000	16/11/2023
3	3/2-4 Mona PI SOUTH YARRA 3141	\$550,000	14/10/2023

OR

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

This Statement of Information was prepared on:	25/03/2024 10:07
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Indicative Selling Price \$560,000 - \$580,000 **Median Unit Price** December quarter 2023: \$603,750

Rooms: 4

Property Type: Apartment (Strata)

front

Land Size: 57 sqm approx

Agent Comments

Comparable Properties



1/18 Arnold St SOUTH YARRA 3141 (REI)





Price: \$568.500 Method: Auction Sale Date: 23/03/2024

Property Type: Apartment

Agent Comments



12/4a Gordon Gr SOUTH YARRA 3141 (REI/VG) Agent Comments



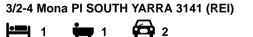


Price: \$565,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: Apartment





Price: \$550,000 Method: Auction Sale Date: 14/10/2023

Property Type: Apartment Land Size: 54 sqm approx Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455





