Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/4A Gordon Grove, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$603,750	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/10/2023	to	31/12/2023		So	ource	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	12/4a Gordon Gr SOUTH YARRA 3141	\$565,000	16/11/2023
2	18/2-6 Docker St RICHMOND 3121	\$490,000	04/02/2024
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:

20/02/2024 14:02



4/4A Gordon Grove, South Yarra Vic 3141







Rooms: 3 Property Type: Flat Land Size: 722.834 sqm approx Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price December quarter 2023: \$603,750

Comparable Properties



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.

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