## 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

4/52 Pasley Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$850,000		&		\$900,000				
Median sale p	rice								
Median price	\$592,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/04/2023	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	506/19 Queens Rd MELBOURNE 3004	\$868,000	26/03/2024
2	10/120 Caroline St SOUTH YARRA 3141	\$855,000	23/03/2024
3	2/641 Punt Rd SOUTH YARRA 3141	\$843,000	31/01/2024

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:

06/05/2024 15:56







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$850,000 - \$900,000 Median Unit Price Year ending March 2024: \$592,000

Agent Comments

Agent Comments

# **Comparable Properties**



506/19 Queens Rd MELBOURNE 3004 (REI)



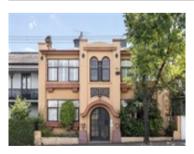
Price: \$868,000 Method: Private Sale Date: 26/03/2024 Property Type: Apartment



10/120 Caroline St SOUTH YARRA 3141 (REI/VG)



Price: \$855,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment



2/641 Punt Rd SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$843,000 Method: Sold Before Auction Date: 31/01/2024 Property Type: Apartment

#### Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371





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