

# 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 402/42 Ralston Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$2,240,000 Property Type House Suburb South Yarra

Period - From 15/06/2022 to 14/06/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

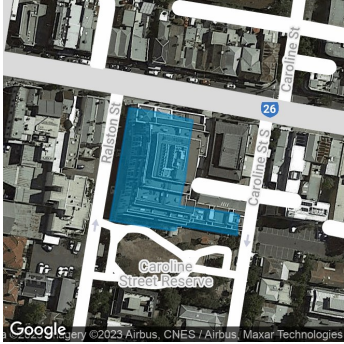
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3001/1 Almeida Cr SOUTH YARRA 3141	\$1,840,000	24/05/2023
2	1202/505 St Kilda Rd MELBOURNE 3004	\$1,760,000	17/03/2023
3	1302/505 St Kilda Rd MELBOURNE 3004	\$1,715,000	28/02/2023

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: 15/06/2023 14:53



3 2 2

**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
15/06/2022 - 14/06/2023: \$2,240,000

## Comparable Properties



**3001/1 Almeida Cr SOUTH YARRA 3141 (REI)** [Agent Comments](#)

3 2 2

**Price:** \$1,840,000  
**Method:** Private Sale  
**Date:** 24/05/2023  
**Property Type:** Apartment



**1202/505 St Kilda Rd MELBOURNE 3004 (REI/VG)** [Agent Comments](#)

3 2 2

**Price:** \$1,760,000  
**Method:** Private Sale  
**Date:** 17/03/2023  
**Property Type:** Apartment



**1302/505 St Kilda Rd MELBOURNE 3004 (REI)** [Agent Comments](#)

3 2 2

**Price:** \$1,715,000  
**Method:** Private Sale  
**Date:** 28/02/2023  
**Property Type:** Apartment

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