

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

413/38 CUNNINGHAM STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

309/38 CUNNINGHAM STREET SOUTH YARRA VIC 3141	\$460,000	22-Mar-24
415/38 CUNNINGHAM STREET SOUTH YARRA VIC 3141	\$412,500	11-Apr-24
105/339 TOORAK ROAD SOUTH YARRA VIC 3141	\$520,000	27-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 04 June 2024



**309/38 CUNNINGHAM STREET
SOUTH YARRA VIC 3141**

1 1 1

Sold Price

^{RS} **\$460,000**

Sold Date **22-Mar-24**

Distance **0.01km**



**415/38 CUNNINGHAM STREET
SOUTH YARRA VIC 3141**

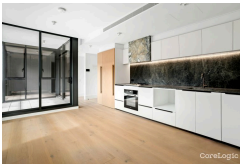
1 1 1

Sold Price

\$412,500

Sold Date **11-Apr-24**

Distance **0.01km**



**105/339 TOORAK ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

\$520,000

Sold Date **27-Mar-24**

Distance **0.13km**



**315/38 CUNNINGHAM STREET
SOUTH YARRA VIC 3141**

1 1 1

Sold Price

\$410,000

Sold Date **13-Nov-23**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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