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

5/26 Davis Avenue, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$370,000		&		\$400,000					
Median sale pi	rice									
Median price	\$603,750	Pro	operty Type	Unit			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.

Add	dress of comparable property	Price	Date of sale
1	20/2a Burnie St TOORAK 3142	\$399,000	13/11/2023
2	6/4-6 Powell St SOUTH YARRA 3141	\$396,000	13/11/2023
3	16/43 Kensington Rd SOUTH YARRA 3141	\$386,000	22/12/2023

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:

28/02/2024 16:40





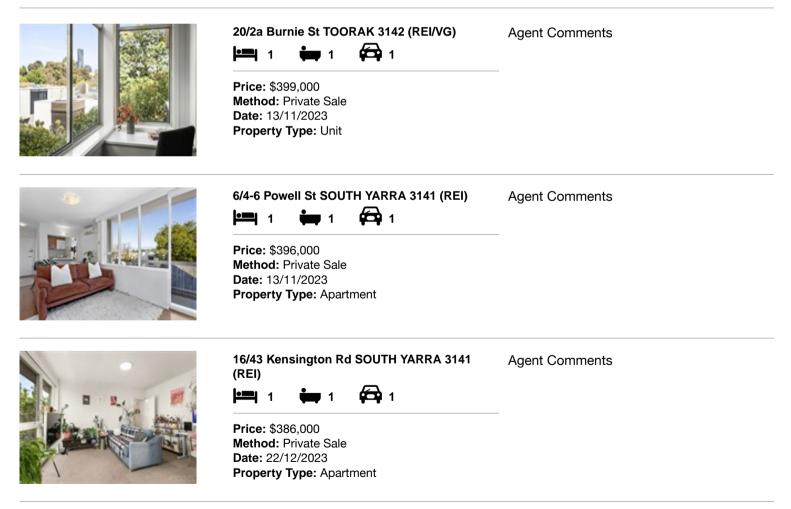




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$370,000 - \$400,000 Median Unit Price December quarter 2023: \$603,750

Comparable Properties



Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



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