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	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,900,000	&	\$2,090,000
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Median sale price

Median price	\$592,000	Pro	perty Type Ur	it		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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	7/2 Stanhope Ct SOUTH YARRA 3141	\$2,295,050	30/05/2024
2	206/1 Wallace Av TOORAK 3142	\$2,000,000	18/04/2024
3	5/404 Toorak Rd TOORAK 3142	\$1,950,000	01/01/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/06/2024 11:29









Agent Comments

Indicative Selling Price \$1,900,000 - \$2,090,000 **Median Unit Price** Year ending March 2024: \$592,000

Comparable Properties



7/2 Stanhope Ct SOUTH YARRA 3141 (REI)





Agent Comments

Three bedroom, so you can discount this slightly for a two bed.

Price: \$2,295,050 Method: Private Sale Date: 30/05/2024

Property Type: Apartment



206/1 Wallace Av TOORAK 3142 (REI/VG)

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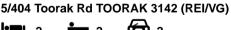




Price: \$2,000,000 Method: Private Sale Date: 18/04/2024 Property Type: Unit

Agent Comments





Price: \$1,950,000 Method: Private Sale Date: 01/01/2024

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000



