Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	5/47 Marne Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$780,000	&	\$820,000
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Median sale price

Median price	\$605,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/07/2023	to	30/09/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	17/30 Murphy St SOUTH YARRA 3141	\$815,000	13/05/2023
2	9/97 Caroline St SOUTH YARRA 3141	\$775,000	11/09/2023
3	8/120 Caroline St SOUTH YARRA 3141	\$770,000	03/06/2023

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:	26/10/2023 15:45



Date of sale

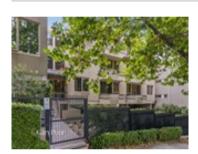






Indicative Selling Price \$780,000 - \$820,000 Median Unit Price September quarter 2023: \$605,000

Comparable Properties



17/30 Murphy St SOUTH YARRA 3141 (REI/VG) Agent Comments

1 2 **1 4**

Price: \$815,000 Method: Auction Sale Date: 13/05/2023

Property Type: Apartment



9/97 Caroline St SOUTH YARRA 3141 (REI)

Price: \$775,000 Method: Private Sale Date: 11/09/2023

Property Type: Apartment

Agent Comments



8/120 Caroline St SOUTH YARRA 3141 (REI/VG)

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Price: \$770,000 Method: Auction Sale Date: 03/06/2023 Property Type: Unit Agent Comments

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



