

# 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 509/77 River 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 \$370,000 & \$405,000

### Median sale price

Median price \$596,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2023 to 31/12/2023 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	1005/665 Chapel St SOUTH YARRA 3141	\$400,000	06/02/2024
2	G01/77 River St SOUTH YARRA 3141	\$380,000	28/11/2023
3	228/2 Hobson St SOUTH YARRA 3141	\$370,000	23/02/2024

**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: 26/03/2024 08:20



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$370,000 - \$405,000

**Median Unit Price**

Year ending December 2023: \$596,000

## Comparable Properties



**1005/665 Chapel St SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 06/02/2024

**Property Type:** Apartment



**G01/77 River St SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$380,000

**Method:** Private Sale

**Date:** 28/11/2023

**Property Type:** Apartment



**228/2 Hobson St SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$370,000

**Method:** Private Sale

**Date:** 23/02/2024

**Property Type:** Apartment

**Account - Belle Property Balwyn** | P: 03 9830 7000 | F: 03 9830 7017