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	6/13 Motherwell 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	\$420,000	&	\$460,000

Median sale price

Median price	\$580,000	Pro	perty Type Ur	nit		Suburb	South Yarra
Period - From	09/04/2023	to	08/04/2024	Sc	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

Address of comparable property		Price	Date of sale
1	309/38 Cunningham St SOUTH YARRA 3141	\$460,000	22/03/2024
2	6/513 Punt Rd SOUTH YARRA 3141	\$450,000	06/03/2024
3	12/51 Murphy St SOUTH YARRA 3141	\$440,000	14/10/2023

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:	09/04/2024 09:09







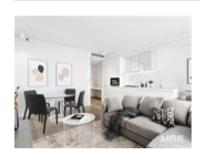


Property Type: Development Site (Industrial)

Agent Comments

Indicative Selling Price \$420,000 - \$460,000 Median Unit Price 09/04/2023 - 08/04/2024: \$580,000

Comparable Properties



309/38 Cunningham St SOUTH YARRA 3141

(REI)

-

• 1



Price: \$460,000 Method: Private Sale Date: 22/03/2024

Property Type: Apartment

Agent Comments









Price: \$450,000 Method: Private Sale Date: 06/03/2024

Property Type: Apartment

Agent Comments



12/51 Murphy St SOUTH YARRA 3141 (REI/VG) Agent Comments

 \triangle

Price: \$440,000 Method: Private Sale Date: 14/10/2023

Property Type: Unit

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



