

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 6/2-4 Mona Place, South Yarra Vic 3141

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$564,250 Property Type Unit Suburb South Yarra

Period - From 01/01/2024 to 31/03/2024 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	2/123 Millswyn St SOUTH YARRA 3141	\$530,000	15/04/2024
2	20/63 Alexandra Av SOUTH YARRA 3141	\$493,500	24/02/2024
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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: 26/05/2024 13:29



Entitled to 2 parking permits
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Indicative Selling Price
 \$490,000 - \$530,000
Median Unit Price
 March quarter 2024: \$564,250

Rooms: 3
Property Type: Apartment (Strata)
Land Size: 56 sqm approx
[Agent Comments](#)

Comparable Properties



2/123 Millswyn St SOUTH YARRA 3141 (VG) [Agent Comments](#)

1 - -

Price: \$530,000
Method: Sale
Date: 15/04/2024
Property Type: House (Res)
Land Size: 1347 sqm approx



20/63 Alexandra Av SOUTH YARRA 3141 (REI/VG) [Agent Comments](#)

1 1 -

Price: \$493,500
Method: Auction Sale
Date: 24/02/2024
Property Type: Apartment
Land Size: 1502 sqm approx

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.