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 ourb and ostcode	6/63 Millswyn Street, South Yarra, VIC 3141										
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price		or range b		between	\$700,000		&	\$770,000			
Median sale price											
\$580,00	00 Prop		erty type	Unit		Suburb	SOUTH Y/	ARRA			
08/08/202	22	to	07/08/2	023	Source	core_logic	;				
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Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Ad	dress of comparable property	Price	Date of sale
1	2/57 Adams Street South Yarra Vic 3141	\$745,000	2023-07-07
2	11/30 Murphy Street South Yarra Vic 3141	\$710,000	2023-07-08
3	3/59 Albion Street South Yarra Vic 3141	\$697,500	2023-07-11

This Statement of Information was prepared on: 08/08/2023

