

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

7/119 Alexandra Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$603,750

Property Type Unit

Suburb South Yarra

Period - From 01/10/2023

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	3/40 Caroline St.S SOUTH YARRA 3141	\$1,940,000	09/09/2023
2	2/40 Caroline St.S SOUTH YARRA 3141	\$1,870,000	19/09/2023
3	2206/229 Toorak Rd SOUTH YARRA 3141	\$1,760,000	25/11/2023

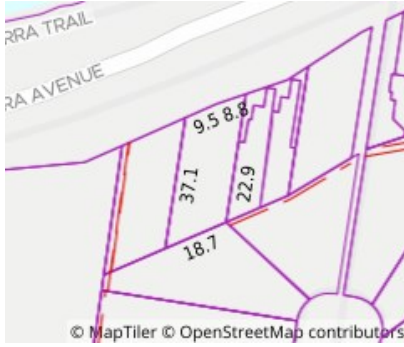
OR

~~**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:

07/03/2024 16:45

7/119 Alexandra Avenue, South Yarra Vic 3141



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median Unit Price

December quarter 2023: \$603,750

Comparable Properties



3/40 Caroline St.S SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$1,940,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Apartment



2/40 Caroline St.S SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$1,870,000

Method: Private Sale

Date: 19/09/2023

Property Type: Apartment



2206/229 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

Price: \$1,760,000

Method: Private Sale

Date: 25/11/2023

Property Type: Apartment

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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