

# 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 7/13 Motherwell 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 \$470,000 & \$515,000

### Median sale price

Median price \$592,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 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	919/32 Bray St SOUTH YARRA 3141	\$507,000	23/03/2024
2	5/76 Mathoura Rd TOORAK 3142	\$470,000	25/05/2024
3	6/13 Motherwell St SOUTH YARRA 3141	\$466,000	21/04/2024

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: 10/07/2024 16:35

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1   1   1

**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$470,000 - \$515,000  
**Median Unit Price**  
Year ending March 2024: \$592,000

## Comparable Properties



**919/32 Bray St SOUTH YARRA 3141 (REI/VG)**   **Agent Comments**

1   1   1

**Price:** \$507,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** Apartment  
**Land Size:** 1890 sqm approx



**5/76 Mathoura Rd TOORAK 3142 (REI)**   **Agent Comments**

1   1   1

**Price:** \$470,000  
**Method:** Auction Sale  
**Date:** 25/05/2024  
**Property Type:** Apartment



**6/13 Motherwell St SOUTH YARRA 3141 (REI/VG)**   **Agent Comments**

1   1   1

**Price:** \$466,000  
**Method:** Sold Before Auction  
**Date:** 21/04/2024  
**Property Type:** Unit

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140