

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 7/2 Stanhope Court, South Yarra Vic 3141

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$580,000 Property Type Unit Suburb South Yarra

Period - From 20/03/2023 to 19/03/2024 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	105/1 Wallace Av TOORAK 3142	\$2,300,000	29/11/2023
2	1/30 Lansell Rd TOORAK 3142	\$1,975,000	02/03/2024
3	5/404 Toorak Rd TOORAK 3142	\$1,950,000	01/01/2024

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: 20/03/2024 17:15

7/2 Stanhope Court, South Yarra Vic 3141



Property Type: Flat
Land Size: 1388.802 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median Unit Price
20/03/2023 - 19/03/2024: \$580,000

Comparable Properties

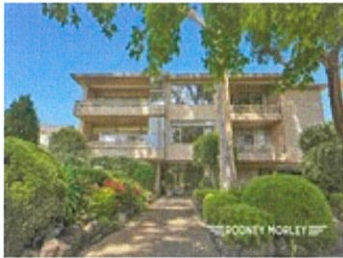


105/1 Wallace Av TOORAK 3142 (REI/VG)

Agent Comments



Price: \$2,300,000
Method: Private Sale
Date: 29/11/2023
Property Type: Apartment

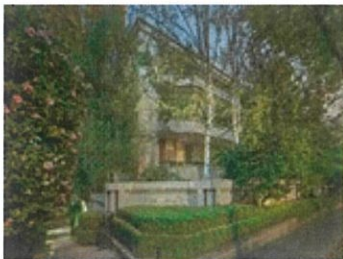


1/30 Lansell Rd TOORAK 3142 (REI)

Agent Comments



Price: \$1,975,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Apartment



5/404 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 01/01/2024
Property Type: Apartment

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



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