

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

7/49 Osborne Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$330,000 & \$355,000

Median sale price

Median price \$590,000 Property Type Unit Suburb South Yarra

Period - From 30/01/2023 to 29/01/2024 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	504/229 Toorak Rd SOUTH YARRA 3141	\$346,000	12/10/2023
2	111/9 Darling St SOUTH YARRA 3141	\$345,000	06/11/2023
3	7/17 Izett St PRAHRAN 3181	\$345,000	28/08/2023

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:

30/01/2024 15:55



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$330,000 - \$355,000

Median Unit Price

30/01/2023 - 29/01/2024: \$590,000

Comparable Properties



504/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$346,000

Method: Private Sale

Date: 12/10/2023

Property Type: Apartment



111/9 Darling St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$345,000

Method: Private Sale

Date: 06/11/2023

Rooms: 3

Property Type: Apartment



7/17 Izett St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 28/08/2023

Property Type: Unit

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