# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

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
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### Median sale price

Median price	\$590,000	Pro	perty 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

Add	Address of comparable property		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 comparableproperties 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

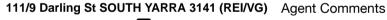
(REI/VG)

Price: \$346,000 Method: Private Sale Date: 12/10/2023

**Property Type:** Apartment

**Agent Comments** 

Agent Comments





Price: \$345,000

Date: 06/11/2023

Rooms: 3

Property Type: Apartment

Method: Private Sale

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







Price: \$345.000 Method: Private Sale Date: 28/08/2023 Property Type: Unit

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



