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

702/101 River Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,250,000		&		\$1,350,000				
Median sale p	rice								
Median price	\$591,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	805/469 St Kilda Rd MELBOURNE 3004	\$1,400,000	22/03/2023
2	101/505 St Kilda Rd MELBOURNE 3004	\$1,345,000	10/05/2023
3	1003/661 Chapel St SOUTH YARRA 3141	\$1,300,000	03/04/2023

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:

28/07/2023 13:06









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 Median Unit Price June quarter 2023: \$591,000

Comparable Properties





805/469 St Kilda Rd MELBOURNE 3004 (REI/VG)



Price: \$1,400,000 Method: Private Sale Date: 22/03/2023 Rooms: 4 Property Type: Apartment

101/505 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

Agent Comments



Price: \$1,345,000 Method: Private Sale Date: 10/05/2023 Property Type: Apartment

1003/661 Chapel St SOUTH YARRA 3141 (VG) Agent Comments



Price: \$1,300,000 Method: Sale Date: 03/04/2023 Property Type: Strata Unit/Flat

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



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