

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

705/101 River Street, South Yarra Vic 3141
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Indicative selling price

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

Range between

\$1,200,000

 &

\$1,300,000

Median sale price

Median price

\$605,000

 Property Type

Unit

 Suburb

South Yarra

Period - From

01/07/2023

 to

30/09/2023

 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	5/6 Brookville Rd TOORAK 3142	\$1,420,000	06/09/2023
2	307/505 St Kilda Rd MELBOURNE 3004	\$1,350,000	11/07/2023
3			

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:

09/01/2024 16:31



 2  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

September quarter 2023: \$605,000

Comparable Properties



5/6 Brookville Rd TOORAK 3142 (REI/VG)

Agent Comments

 2  2  1

Price: \$1,420,000

Method: Private Sale

Date: 06/09/2023

Property Type: Apartment



307/505 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

 2  -  -

Price: \$1,350,000

Method: Sale

Date: 11/07/2023

Property Type: Flat/Unit/Apartment (Res)

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.

Account - Jellis Craig | P: 03 9864 5000