## 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

76a Osborne Street, South Yarra Vic 3141

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |             |      |             |      |        |             |  |
|--|-------------|-----|-------------|------|-------------|------|--------|-------------|--|
| Range betwee   | \$2,500,000 |     | &           |      | \$2,750,000 |      |        |             |  |
| Median sale p  | rice        |     |             |      |             |      |        |             |  |
| Median price   | \$2,275,000 | Pro | operty Type | Hous | se          |      | Suburb | South Yarra |  |
| Period - From  | 01/01/2024  | to  | 31/03/2024  |      | 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.

| Ado | dress of comparable property    | Price       | Date of sale |
|-----|---------------------------------|-------------|--------------|
| 1   | 19a Cliff St SOUTH YARRA 3141   | \$2,905,000 | 07/11/2023   |
| 2   | 27a Palermo St SOUTH YARRA 3141 | \$2,520,000 | 05/03/2024   |
| 3   | 3 Affleck St SOUTH YARRA 3141   | \$2,400,000 | 29/03/2024   |

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:

29/04/2024 13:11



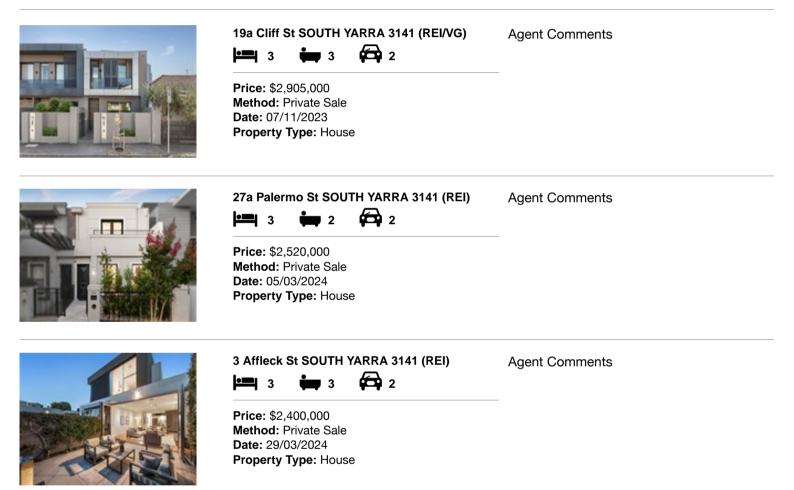
76a Osborne Street, South Yarra Vic 3141



**Property Type:** Agent Comments Adrian Wood +61 3 9820 1111 +61 404 861 508 awood@kayburton.com.au

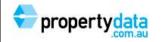
Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price March quarter 2024: \$2,275,000

# **Comparable Properties**



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





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