

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

76B Osborne Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$2,500,000

&

\$2,750,000

Median sale price

Median price

\$2,275,000

Property Type

House

Suburb

South Yarra

Period - From

01/01/2024

to

31/03/2024

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	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 13:14

76B Osborne Street, South Yarra Vic 3141

Adrian Wood
+61 3 9820 1111
+61 404 861 508
awood@kayburton.com.au



Property Type:
Agent Comments

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

Comparable Properties



19a Cliff St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$2,905,000
Method: Private Sale
Date: 07/11/2023
Property Type: House



27a Palermo St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$2,520,000
Method: Private Sale
Date: 05/03/2024
Property Type: House



3 Affleck St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$2,400,000
Method: Private Sale
Date: 29/03/2024
Property Type: House

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



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