

# 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

8/100 Millswyn Street, South Yarra Vic 3141
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$550,000
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 & 

\$605,000
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### Median sale price

Median price 

\$592,000
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 Property Type 

Unit
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 Suburb 

South Yarra
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Period - From 

01/10/2022
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 to 

30/09/2023
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 Source 

REIV
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### 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	3/17 Alfred St PRAHRAN 3181	\$610,000	26/08/2023
2	6411/70 Southbank Blvd SOUTHBANK 3006	\$588,888	07/08/2023
3	8/7 Davidson St SOUTH YARRA 3141	\$555,000	19/07/2023

**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: 

10/01/2024 15:20
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**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/17 Alfred St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$610,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** Apartment



**6411/70 Southbank Blvd SOUTHBANK 3006 (REI/VG)**

Agent Comments



**Price:** \$588,888

**Method:** Private Sale

**Date:** 07/08/2023

**Property Type:** Apartment



**8/7 Davidson St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$555,000

**Method:** Sold Before Auction

**Date:** 19/07/2023

**Property Type:** Unit