

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

8/103 OSBORNE STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$519,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

1302/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$520,000	18-Aug-23
1110/8 DALY STREET SOUTH YARRA VIC 3141	\$515,000	25-Aug-23
6/2A DOBSON STREET SOUTH YARRA VIC 3141	\$522,000	31-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 21 November 2023



**1302/10 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 2  1  1

Sold Price ^{RS} **\$520,000** Sold Date **18-Aug-23**

Distance **0.42km**



**1110/8 DALY STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price ^{RS} **\$515,000** Sold Date **25-Aug-23**

Distance **0.51km**



**6/2A DOBSON STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price **\$522,000** Sold Date **31-Jul-23**

Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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