Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/324 Walsh Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$800,000		&		\$880,000				
Median sale p	rice								
Median price	\$591,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/04/2023	to	30/06/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	8/17-21 Tivoli PI SOUTH YARRA 3141	\$890,000	12/08/2023
2	9/4 Rockley Rd SOUTH YARRA 3141	\$862,500	03/04/2023
3	17/117 Caroline St SOUTH YARRA 3141	\$855,000	29/04/2023

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:

25/09/2023 14:35









Rooms: 4 Property Type: Apartment Agent Comments

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** June quarter 2023: \$591,000

Comparable Properties



8/17-21 Tivoli PI SOUTH YARRA 3141 (REI)



Price: \$890,000 Method: Private Sale Date: 12/08/2023 Property Type: Apartment



9/4 Rockley Rd SOUTH YARRA 3141 (REI/VG) Agent Comments





Price: \$862,500 Method: Sold Before Auction Date: 03/04/2023 Property Type: Unit



17/117 Caroline St SOUTH YARRA 3141 (REI/VG)



Price: \$855,000 Method: Auction Sale Date: 29/04/2023 Property Type: Unit

Agent Comments

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455





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