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 8/81 Alexandra Avenue, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$410,000		&		\$450,000				
Median sale p	rice								
Median price	\$592,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/04/2023	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.

Ade	dress of comparable property	Price	Date of sale
1	11/81 Alexandra Av SOUTH YARRA 3141	\$487,500	21/03/2024
2	13/47 Marne St SOUTH YARRA 3141	\$419,000	27/02/2024
3	11/276 Domain Rd SOUTH YARRA 3141	\$410,000	10/04/2024

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:

13/05/2024 14:21



8/81 Alexandra Avenue, South Yarra Vic 3141

BigginScott^{*}



Property Type: Strata Unit/Flat **Land Size:** 558 sqm approx Agent Comments James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$410,000 - \$450,000 Median Unit Price Year ending March 2024: \$592,000

Comparable Properties



11/81 Alexandra Av SOUTH YARRA 3141 (REI/VG)



Price: \$487,500 Method: Private Sale Date: 21/03/2024 Property Type: Unit

1

Agent Comments

Agent Comments



Price: \$419,000 Method: Sale Date: 27/02/2024 Property Type: Flat/Unit/Apartment (Res)

13/47 Marne St SOUTH YARRA 3141 (VG)

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11/276 Domain Rd SOUTH YARRA 3141 (VG) Agent Comments



Price: \$410,000 Method: Sale Date: 10/04/2024

Property Type: Strata Unit/Flat

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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