

# 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 8/81 Alexandra Avenue, South Yarra Vic 3141

### Indicative selling price

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

Range between \$410,000 & \$450,000

### Median sale price

Median price \$592,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 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	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

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**Property Type:** Strata Unit/Flat  
**Land Size:** 558 sqm approx  
**Agent Comments**

**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)**

**Agent Comments**

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



**13/47 Marne St SOUTH YARRA 3141 (VG)**

**Agent Comments**

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



**11/276 Domain Rd SOUTH YARRA 3141 (VG)**

**Agent Comments**

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**Price:** \$410,000  
**Method:** Sale  
**Date:** 10/04/2024  
**Property Type:** Strata Unit/Flat