

# 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	1/40 Caroline Street South, 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	\$1,190,000	&	\$1,290,000
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### Median sale price

Median price	\$605,000	Property Type	Unit	Suburb	South Yarra
Period - From	01/07/2023	to	30/09/2023	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		
2		
3		

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.~~

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1/40 Caroline Street South, South Yarra Vic 3141

WHITEFOX

Michael Torcasio

9645 9699

0434 351 468

michael@whitefoxrealestate.com.au

**Indicative Selling Price**

\$1,190,000 - \$1,290,000

**Median Unit Price**

September quarter 2023: \$605,000



 2  2  2

**Property Type:**

Agent Comments

## Comparable Properties

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.

Account - Whitefox Real Estate | P: 96459699



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