

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

212/38 Cunningham Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$360,000 & \$380,000

Median sale price

Median price \$630,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2021 to 30/09/2022 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	907/1 Clara St SOUTH YARRA 3141	\$460,000	30/08/2022
2	1706/229 Toorak Rd SOUTH YARRA 3141	\$415,000	19/07/2022
3	705/229 Toorak Rd SOUTH YARRA 3141	\$410,000	17/08/2022

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: 12/11/2022 17:30



1 bed 1 bathroom 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$380,000

Median Unit Price

Year ending September 2022: \$630,000

Comparable Properties



907/1 Clara St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 bed 1 bathroom 1 car

Price: \$460,000

Method: Private Sale

Date: 30/08/2022

Property Type: Apartment

1706/229 Toorak Rd SOUTH YARRA 3141 (VG)

Agent Comments

1 bed - bathroom - car -

Price: \$415,000

Method: Sale

Date: 19/07/2022

Property Type: Strata Unit/Flat

705/229 Toorak Rd SOUTH YARRA 3141 (VG)

Agent Comments

1 bed - bathroom - car -

Price: \$410,000

Method: Sale

Date: 17/08/2022

Property Type: Strata Unit/Flat