

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 2/45 Caroline Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$574,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2023 to 30/09/2024 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	8/15 Rockley Rd SOUTH YARRA 3141	\$611,000	11/11/2024
2	12/7 Barnsbury Rd SOUTH YARRA 3141	\$580,000	13/09/2024
3	2/821 Punt Rd SOUTH YARRA 3141	\$620,000	25/07/2024

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: 29/11/2024 13:06



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

Year ending September 2024: \$574,000

Comparable Properties



8/15 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$611,000

Method: Sold Before Auction

Date: 11/11/2024

Property Type: Unit



12/7 Barnsbury Rd SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$580,000

Method: Private Sale

Date: 13/09/2024

Property Type: Unit

Land Size: 70 sqm approx



2/821 Punt Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2  1  1

Price: \$620,000

Method: Private Sale

Date: 25/07/2024

Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199