

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

6/2 Affleck Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$375,000

&

\$410,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2021

to

31/12/2021

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	3/49 Osborne St SOUTH YARRA 3141	\$395,000	03/10/2021
2	2/3 Ellesmere Rd WINDSOR 3181	\$385,000	17/02/2022
3	9/35 Fitzgerald St SOUTH YARRA 3141	\$375,000	20/09/2021

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:

02/03/2022 13:25



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



3/49 Osborne St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 03/10/2021

Property Type: Apartment



2/3 Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$385,000

Method: Sold Before Auction

Date: 17/02/2022

Property Type: Apartment



9/35 Fitzgerald St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 20/09/2021

Property Type: Unit