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	

Indicative selling price

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

50,000
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Median sale price

Median price \$639,000		Property Type Unit				Suburb	South Yarra
Period - From	01/01/2021	to	31/03/2021	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1807/229 Toorak Rd SOUTH YARRA 3141	\$582,500	19/03/2021
2	1407/50 Claremont St SOUTH YARRA 3141	\$592,500	30/04/2021
3	1015/3 Yarra St SOUTH YARRA 3141	\$540,000	29/03/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/07/2021 10:23









Indicative Selling Price \$550,000 Median Unit Price March quarter 2021: \$639,000

Comparable Properties

1807/229 Toorak Rd SOUTH YARRA 3141 (VG) Agent Comments

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Price: \$582,500 Method: Sale Date: 19/03/2021

Property Type: Strata Unit/Flat

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1407/50 Claremont St SOUTH YARRA 3141

(VG)

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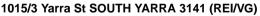




Price: \$592,500 Method: Sale Date: 30/04/2021

Property Type: Strata Unit/Flat

Agent Comments

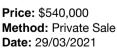








Agent Comments



Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



