

# 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 2/47 Marne Street South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$510,000

### Median sale price

Median price \$604,000 Property type Unit Suburb South Yarra

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales

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
18/2-6 Docker Street, Richmond	\$490,000	04/02/2024
15/71a Tanner Street, Richmond	\$500,000	14/12/2023
8/53 Millswyn Street, South Yarra	\$515,000	23/11/2023

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: 19 February 2024