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

16/51 Caroline Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/under	quoting
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Single price \$552,500

Median sale price

Median price	\$596,000	Pro	operty Type Unit	t	Su	uburb	South Yarra
Period - From	01/01/2023	to	31/12/2023	Sou	urce RE	EIV	

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.

Add	dress of comparable property	Price	Date of sale
1	12/4a Gordon Gr SOUTH YARRA 3141	\$565,000	16/11/2023
2	2/55 Caroline St SOUTH YARRA 3141	\$560,000	24/05/2023
3	3/2-4 Mona PI SOUTH YARRA 3141	\$550,000	14/10/2023

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:

13/02/2024 09:57



woodards 🚾





Property Type: Apartment Agent Comments Indicative Selling Price \$552,500 Median Unit Price Year ending December 2023: \$596,000

Comparable Properties



Price: \$565,000 Method: Sold Before Auction



Method: Sold Before Auction Date: 16/11/2023 Property Type: Apartment

----1

2/55 Caroline St SOUTH YARRA 3141 (REI)

12/4a Gordon Gr SOUTH YARRA 3141 (REI)

1



Price: \$560,000 Method: Private Sale Date: 24/05/2023 Property Type: Apartment

3/2-4 Mona PI SOUTH YARRA 3141 (REI)

1 🙀 1 🛱 2

Agent Comments

Agent Comments

Agent Comments

Price: \$550,000 Method: Auction Sale Date: 14/10/2023 Property Type: Apartment Land Size: 54 sqm approx

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300





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