

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/underquoting

Single price

\$552,500

Median sale price

Median price

\$596,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2023

to

31/12/2023

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	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 Pl 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



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$552,500
Median Unit Price
Year ending December 2023: \$596,000

Comparable Properties



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

Agent Comments

1 1 1

Price: \$565,000
Method: Sold Before Auction
Date: 16/11/2023
Property Type: Apartment



2/55 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

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



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

Agent Comments

1 1 2

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

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