

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

1/97 Osborne Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$350,000

&

\$375,000

Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2019

to

31/12/2019

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	10/23 The Avenue WINDSOR 3181	\$370,500	30/11/2019
2	20/14 Crimea St ST KILDA 3182	\$365,000	29/10/2019
3	10/25 Williams Rd WINDSOR 3181	\$355,000	16/11/2019

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:

30/01/2020 10:04



1 1 0

Rooms: 2
Property Type: Apartment
Land Size: 40 sqm approx
Agent Comments

Claudio Perruzza
9536 9230
0412 304 152
cperruzza@bigginscott.com.au

Indicative Selling Price
\$350,000 - \$375,000
Median Unit Price
December quarter 2019: \$780,000

Comparable Properties



10/23 The Avenue WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$370,500
Method: Auction Sale
Date: 30/11/2019
Property Type: Apartment



20/14 Crimea St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$365,000
Method: Private Sale
Date: 29/10/2019
Property Type: Apartment



10/25 Williams Rd WINDSOR 3181 (VG)

Agent Comments

1 - -

Price: \$355,000
Method: Sale
Date: 16/11/2019
Property Type: Strata Unit/Flat