

# 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

5/38 Macfarlan 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

\$800,000

&

\$870,000

### Median sale price

Median price

\$651,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2021

to

31/03/2022

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	6/63 Darling St SOUTH YARRA 3141	\$900,000	26/02/2022
2	3/63 Millswyn St SOUTH YARRA 3141	\$852,000	10/02/2022
3	11/68 Argo St SOUTH YARRA 3141	\$850,000	02/04/2022

**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:

29/06/2022 18:03



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$800,000 - \$870,000

Median Unit Price

Year ending March 2022: \$651,000

## Comparable Properties



6/63 Darling St SOUTH YARRA 3141 (REI/VG)

2 1 -

Agent Comments

No parking, company share title

Price: \$900,000

Method: Auction Sale

Date: 26/02/2022

Property Type: Apartment

3/63 Millswyn St SOUTH YARRA 3141 (REI)

2 1 1

Agent Comments

Unrenovated, no outdoor

Price: \$852,000

Method: Sold Before Auction

Date: 10/02/2022

Property Type: Unit



11/68 Argo St SOUTH YARRA 3141 (REI/VG)

2 2 2

Agent Comments

Very similar in nature

Price: \$850,000

Method: Auction Sale

Date: 02/04/2022

Property Type: Unit