

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 5/20-24 Airlie Bank Lane, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$555,500 Property Type Unit Suburb South Yarra

Period - From 15/11/2023 to 14/11/2024 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	1105/469 St Kilda Rd MELBOURNE 3004	\$1,435,000	06/11/2024
2	6/47-49 Caroline St SOUTH YARRA 3141	\$1,500,000	16/08/2024
3	95/1 Albert Rd MELBOURNE 3004	\$1,450,000	26/07/2024

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: 15/11/2024 15:21



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median Unit Price
15/11/2023 - 14/11/2024: \$555,500

Comparable Properties



1105/469 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$1,435,000
Method: Private Sale
Date: 06/11/2024
Rooms: 4
Property Type: Apartment



6/47-49 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 16/08/2024
Property Type: Unit



95/1 Albert Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$1,450,000
Method: Sale
Date: 26/07/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

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