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 betwee	between \$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$555,500	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	15/11/2023	to	14/11/2024		So	urce	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.

Add	dress 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

Dick Lotion	1105/469 St Kilda Rd MELBOURNE 3004 (REI) 1 2 2 2 Price: \$1,435,000 Method: Private Sale Date: 06/11/2024 Rooms: 4 Property Type: Apartment	Agent Comments
	6/47-49 Caroline St SOUTH YARRA 3141 (REI) 2 2 2 2 Price: \$1,500,000 Method: Auction Sale Date: 16/08/2024 Property Type: Unit	Agent Comments
	95/1 Albert Rd MELBOURNE 3004 (VG) 2	Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



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