

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

19/85 Alexandra Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$623,000

Property Type Unit

Suburb South Yarra

Period - From 01/01/2022

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	6/39-41 Kensington Rd SOUTH YARRA 3141	\$1,085,000	21/04/2022
2	4/219 Lennox St RICHMOND 3121	\$1,056,000	31/03/2022
3	2/55 Avoca St SOUTH YARRA 3141	\$1,000,000	16/05/2022

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:

20/06/2022 13:44



2 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
March quarter 2022: \$623,000

Comparable Properties



6/39-41 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,085,000
Method: Private Sale
Date: 21/04/2022
Property Type: Apartment



4/219 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,056,000
Method: Sold Before Auction
Date: 31/03/2022
Property Type: Apartment



2/55 Avoca St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$1,000,000
Method: Private Sale
Date: 16/05/2022
Property Type: Unit