

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

413/38 CUNNINGHAM STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

506/8 DALY STREET SOUTH YARRA VIC 3141	\$395,000	11-Aug-24
402/38 CUNNINGHAM STREET SOUTH YARRA VIC 3141	\$425,000	09-Jun-24
313/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$400,000	17-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 11 November 2024



**506/8 DALY STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$395,000** Sold Date **11-Aug-24**

Distance **0.34km**



**402/38 CUNNINGHAM STREET
SOUTH YARRA VIC 3141**

1 1 1

Sold Price **\$425,000** Sold Date **09-Jun-24**

Distance **0km**



**313/229 TOORAK ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$400,000** Sold Date **17-Jun-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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