Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 802/1 Almeida Crescent, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$573,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/07/2023	to	30/06/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	8/391 Toorak Rd SOUTH YARRA 3141	\$1,075,000	14/09/2024
2	5/15 Copelen St SOUTH YARRA 3141	\$1,055,000	07/09/2024
3	304/89 River St SOUTH YARRA 3141	\$1,100,000	18/04/2024

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:

19/09/2024 17:02









Property Type: Flat/Unit/Apartment (Res) Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median Unit Price** Year ending June 2024: \$573,000

Comparable Properties



8/391 Toorak Rd SOUTH YARRA 3141 (REI)



Date: 14/09/2024 Property Type: Unit

Price: \$1,075,000 Method: Auction Sale

5/15 Copelen St SOUTH YARRA 3141 (REI) (2)

Agent Comments

Agent Comments



Price: \$1,055,000 Method: Auction Sale Date: 07/09/2024 Property Type: Apartment

2

2



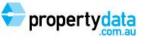
304/89 River St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$1,100,000 Method: Private Sale Date: 18/04/2024 Property Type: Apartment Land Size: 138 sqm approx

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





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