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 3/49 Davis Avenue, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$500,000		&		\$550,000					
Median sale p	rice									
Median price	\$640,000	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	01/07/2021	to	30/06/2022		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	4/45 Caroline St SOUTH YARRA 3141	\$570,000	04/06/2022
2	9/18 Darling St SOUTH YARRA 3141	\$560,000	08/06/2022
3	13/22 Darling St SOUTH YARRA 3141	\$514,000	05/07/2022

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:

20/07/2022 10:02



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Rooms: 3 Property Type: Unit Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending June 2022: \$640,000

Comparable Properties



4/45 Caroline St SOUTH YARRA 3141 (REI) **D** 1 2

Price: \$570,000 Method: Auction Sale Date: 04/06/2022 Property Type: Unit

Agent Comments Similar with parking

2

9/18 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments Inferior street. Has parking

Price: \$560,000 Method: Private Sale Date: 08/06/2022 Property Type: Unit



13/22 Darling St SOUTH YARRA 3141 (REI)

D 1 • 2

Price: \$514.000 Method: Private Sale Date: 05/07/2022 Property Type: Apartment Agent Comments Inferior street. Has parking

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



propertydata

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