

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

3/49 Davis Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2021

to 30/06/2022

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	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



2 1 0

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)

2 1 1

Agent Comments

Similar with parking

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



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

2 1 1

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)

2 1 1

Agent Comments

Inferior street. Has parking

Price: \$514,000
Method: Private Sale
Date: 05/07/2022
Property Type: Apartment