

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

8/2-4 Shipley Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$1,750,000

Median sale price

Median price \$2,607,500

Property Type House

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	26/2-4 Shipley St SOUTH YARRA 3141	\$1,650,000	05/04/2022
2			
3			

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:

16/08/2022 14:31



Property Type:
Agent Comments

Indicative Selling Price

\$1,750,000

Median House Price

Year ending June 2022: \$2,607,500

Comparable Properties



26/2-4 Shipley St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,650,000

Method: Private Sale

Date: 05/04/2022

Property Type: House

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.