

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

1/37 Davis Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between \$570,000 & \$627,000

Median sale price

Median price \$596,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2023 to 31/12/2023 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	16/30 Mona PI SOUTH YARRA 3141	\$630,000	04/10/2023
2	5/9 Darling St SOUTH YARRA 3141	\$630,000	07/09/2023
3	1301/450 St Kilda Rd MELBOURNE 3004	\$620,000	14/09/2023

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:

06/03/2024 18:13



Rooms: 4
Property Type: Flat
Land Size: 590.776 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$627,000
Median Unit Price
Year ending December 2023: \$596,000

Comparable Properties



16/30 Mona PI SOUTH YARRA 3141 (REI/VG) **Agent Comments**



Price: \$630,000
Method: Private Sale
Date: 04/10/2023
Property Type: Apartment

5/9 Darling St SOUTH YARRA 3141 (VG) **Agent Comments**



Price: \$630,000
Method: Sale
Date: 07/09/2023
Property Type: Strata Unit/Flat



1301/450 St Kilda Rd MELBOURNE 3004 (REI/VG) **Agent Comments**



Price: \$620,000
Method: Private Sale
Date: 14/09/2023
Property Type: Apartment

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