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

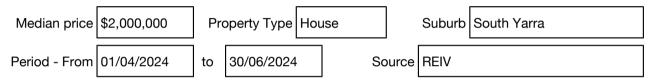
21 Commercial Road, South Yarra Vic 3141

Indicative selling price

For t	he meaning of	this price see co	onsumer.vic.gov.au/	underquo1	ting
	_		-		

Single price \$1,225,000

Median sale price



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 sixmonths 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		
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:

21/08/2024 13:41



21 Commercial Road, South Yarra Vic 3141

* Professionals





Property Type: House (Res) **Land Size:** 159 sqm approx Agent Comments Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

> Indicative Selling Price \$1,225,000 Median House Price June quarter 2024: \$2,000,000

Comparable Properties

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014





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