

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 314/38 Cunningham Street, South Yarra, VIC 3141

Indicative selling price

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

Price Range \$400,000 & \$440,000

Median sale price

Median price \$535,000 Property Type Unit Suburb South Yarra (3141)
Period - From 01/08/2023 to 31/07/2024 Source RPDATA

Comparable property sales

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
402/38 CUNNINGHAM STREET, SOUTH YARRA VIC 3141	\$425,000	09/06/2024
415/38 CUNNINGHAM STREET, SOUTH YARRA VIC 3141	\$412,500	11/04/2024
506/8 DALY STREET, SOUTH YARRA VIC 3141	\$420,000	25/07/2024

This Statement of Information was prepared on: 29/08/2024