## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address Including suburb and postcode	4/49 Davis Avenue, South Yarra Vic 3141

#### Indicative selling price

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

#### Median sale price

Median price	\$574,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	1/957 Punt Rd SOUTH YARRA 3141	\$535,000	14/08/2024
2	808/35 Malcolm St SOUTH YARRA 3141	\$463,000	24/07/2024
3	9/821 Punt Rd SOUTH YARRA 3141	\$545,000	03/06/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/11/2024 16:00







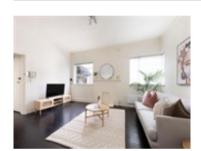


Rooms: 4

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$480,000 - \$525,000 **Median Unit Price** Year ending September 2024: \$574,000

# Comparable Properties



1/957 Punt Rd SOUTH YARRA 3141 (REI/VG)

Price: \$535,000

Method: Sold Before Auction

Date: 14/08/2024 Property Type: Unit **Agent Comments** 



808/35 Malcolm St SOUTH YARRA 3141 (REI/VG)

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**Agent Comments** 

Price: \$463,000 Method: Private Sale Date: 24/07/2024

Property Type: Apartment

9/821 Punt Rd SOUTH YARRA 3141 (REI)





**Agent Comments** 

Price: \$545,000 Method: Private Sale Date: 03/06/2024

Property Type: Apartment

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



