

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 609/77 River Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$574,000 Property 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	Price	Date of sale
1	904/681 Chapel St SOUTH YARRA 3141	\$650,000	09/10/2024
2	401/77 River St SOUTH YARRA 3141	\$670,000	27/05/2024
3	3/8 Charles St PRAHRAN 3181	\$670,000	25/05/2024

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: 11/11/2024 09:27



Rooms: 6
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median Unit Price
 Year ending September 2024: \$574,000

Comparable Properties



904/681 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 09/10/2024
Property Type: Apartment

401/77 River St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 27/05/2024
Property Type: Unit



3/8 Charles St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Apartment

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