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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$574,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ade	dress 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) 1 2

Price: \$650,000 Method: Private Sale

Date: 09/10/2024 Property Type: Apartment

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

2 2 Agent Comments

Agent Comments







3/8 Charles St PRAHRAN 3181 (REI/VG) Agent Comments 1 2 2 Price: \$670,000

Method: Auction Sale Date: 25/05/2024 Property Type: Apartment

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



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