

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

12/12 WALSH STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

6/5 POWELL STREET SOUTH YARRA VIC 3141	\$380,000	24-Nov-23
9/77 PARK STREET SOUTH YARRA VIC 3141	\$370,000	22-Aug-23
6/4-6 POWELL STREET SOUTH YARRA VIC 3141	\$396,000	13-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 03 January 2024

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**6/5 POWELL STREET SOUTH
YARRA VIC 3141**

 1  1  1

Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **24-Nov-23**

Distance **0.5km**

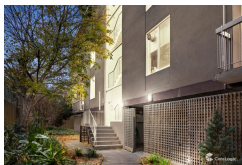


**9/77 PARK STREET SOUTH YARRA
VIC 3141**

 1  1  1

Sold Price ^{RS} **\$370,000** ^{UN} Sold Date **22-Aug-23**

Distance **0.35km**



**6/4-6 POWELL STREET SOUTH
YARRA VIC 3141**

 1  1  1

Sold Price ^{RS} **\$396,000** ^{UN} Sold Date **13-Nov-23**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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