

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 505,000 or range between \$\* & \$

### Median sale price

- BELOW ARE MEDIAN PRICES FOR 1 BEDROOM UNITS IN SOUTH YARRA

Median price \$634,999 \*House \*unit X Suburb or locality SOUTH YARRA  
Period - From FEB 2022 to MARCH 2023 Source Realestate.com.au

### Comparable property sales

A\* These are the three properties sold within the property 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
111/229 Toorak Road, South Yarra, Vic 3141	\$536,000	03/02/ 2023
1006/12-14 Claremont Street, South Yarra, Vic 3141	\$565,000	31/01//2023
612/32 Bray Street, South Yarra, Vic 3141	\$500,000	30/01 /2023

This statement was prepared on 21<sup>ST</sup> FEBRUARY 2023.