

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

12/38 Chambers Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$627,500

Property Type Unit

Suburb South Yarra

Period - From 01/01/2020

to 31/12/2020

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	6/646 Malvern Rd PRAHRAN 3181	\$1,200,000	22/02/2021
2	127/418 St Kilda Rd MELBOURNE 3004	\$1,150,000	27/01/2021
3	11/17 Como Av SOUTH YARRA 3141	\$1,140,000	22/12/2020

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:

15/03/2021 10:31

12/38 Chambers Street, South Yarra Vic 3141



3 0 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

Year ending December 2020: \$627,500

Comparable Properties



6/646 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Private Sale

Date: 22/02/2021

Property Type: Apartment



127/418 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 2

Price: \$1,150,000

Method: Private Sale

Date: 27/01/2021

Property Type: Apartment



11/17 Como Av SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$1,140,000

Method: Private Sale

Date: 22/12/2020

Property Type: Townhouse (Single)

Account - Pride Real Estate Prahran | P: 03 9510 9777