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

5/100 Millswyn Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$380,000		&		\$410,000			
Median sale p	rice							
Median price	\$530,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/04/2024	to	30/06/2024		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	13/47 Marne St SOUTH YARRA 3141	\$419,000	27/02/2024
2	12/12 Walsh St SOUTH YARRA 3141	\$397,000	08/02/2024
3	7/102 Millswyn St SOUTH YARRA 3141	\$395,000	10/07/2024

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:

18/07/2024 10:59









Property Type: Apartment Agent Comments Indicative Selling Price \$380,000 - \$410,000 Median Unit Price June quarter 2024: \$530,000

Comparable Properties



13/47 Marne St SOUTH YARRA 3141 (VG)



Price: \$419,000 Method: Sale Date: 27/02/2024 Property Type: Strata Unit/Flat

Agent Comments

Agent Comments

Agent Comments



12/12 Walsh St SOUTH YARRA 3141 (VG)

|----| 1 **|---** - **|**

Price: \$397,000 Method: Sale Date: 08/02/2024 Property Type: Strata Unit/Flat



7/102 Millswyn St SOUTH YARRA 3141 (REI)



Price: \$395,000 **Method:** Private Sale **Date:** 10/07/2024

Property Type: Apartment

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



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