

# 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

14/77 Park Street, South Yarra Vic 3141

### Indicative selling price

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

Range between \$300,000 & \$330,000

### Median sale price

Median price \$573,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2023 to 30/06/2024 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	5/52 Caroline St SOUTH YARRA 3141	\$320,000	21/05/2024
2	4/112 Punt Rd WINDSOR 3181	\$330,000	13/05/2024
3	7/23 Tivoli Rd SOUTH YARRA 3141	\$300,000	29/02/2024

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:

25/07/2024 16:17



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

Year ending June 2024: \$573,000

## Comparable Properties



**5/52 Caroline St SOUTH YARRA 3141 (VG)**

**Agent Comments**



**Price:** \$320,000

**Method:** Sale

**Date:** 21/05/2024

**Property Type:** Strata Unit/Flat



**4/112 Punt Rd WINDSOR 3181 (REI/VG)**

**Agent Comments**



**Price:** \$330,000

**Method:** Private Sale

**Date:** 13/05/2024

**Property Type:** Unit



**7/23 Tivoli Rd SOUTH YARRA 3141 (VG)**

**Agent Comments**



**Price:** \$300,000

**Method:** Sale

**Date:** 29/02/2024

**Property Type:** Strata Unit/Flat

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