Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
-----------------	---------	----------

Address	4/63 Osborne Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$380,000	&	\$410,000
-------------------------	---	-----------

Median sale price

Median price	\$620,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/10/2022	to	31/12/2022	So	ource	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

	areas or comparable property	1 1100	Date of Sale
1	15/87 Caroline St SOUTH YARRA 3141	\$397,500	02/02/2023
2	11/21 Bruce St TOORAK 3142	\$400,000	12/10/2022
3	5/213 Williams Rd SOUTH YARRA 3141	\$420,000	27/10/2022

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:	21/02/2023 11:06



Date of sale



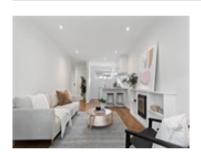
Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$380,000 - \$410,000 **Median Unit Price** December quarter 2022: \$620,000



Property Type: Apartment **Agent Comments**

Comparable Properties



15/87 Caroline St SOUTH YARRA 3141 (REI)

Price: \$397,500 Method: Private Sale Date: 02/02/2023

Property Type: Apartment

Agent Comments



11/21 Bruce St TOORAK 3142 (REI/VG)

Price: \$400,000 Method: Private Sale Date: 12/10/2022

Property Type: Apartment

Agent Comments



5/213 Williams Rd SOUTH YARRA 3141

(REI/VG) **--**

Price: \$420.000 Method: Private Sale Date: 27/10/2022

Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



