

# 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

4/63 Osborne 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 \$380,000 & \$410,000

### Median sale price

Median price \$620,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2022 to 31/12/2022 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	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

4/63 Osborne Street, South Yarra Vic 3141



Lauchlan Waterfield

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**Indicative Selling Price**

\$380,000 - \$410,000

**Median Unit Price**

December quarter 2022: \$620,000



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**15/87 Caroline St SOUTH YARRA 3141 (REI)**

Agent Comments

1 1 1

**Price:** \$397,500

**Method:** Private Sale

**Date:** 02/02/2023

**Property Type:** Apartment



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

Agent Comments

1 1 1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 12/10/2022

**Property Type:** Apartment



**5/213 Williams Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 27/10/2022

**Property Type:** Apartment

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



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