

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

2/31 Marne Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$1,595,000

Median sale price

Median price

\$637,250

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2020

to

31/03/2021

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	35/11-21 Marne St SOUTH YARRA 3141	\$1,620,000	19/03/2021
2	31/11-21 Marne St SOUTH YARRA 3141	\$1,350,000	02/03/2021
3			

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:

27/04/2021 11:43



Property Type:
Agent Comments

Indicative Selling Price
\$1,595,000
Median Unit Price
Year ending March 2021: \$637,250

Comparable Properties



35/11-21 Marne St SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$1,620,000
Method: Sold Before Auction
Date: 19/03/2021
Property Type: Apartment



31/11-21 Marne St SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$1,350,000
Method: Sold Before Auction
Date: 02/03/2021
Property Type: Apartment

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.