

# 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

3/212 Walsh 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

\$400,000

&

\$440,000

### Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

South Yarra

Period - From

13/10/2020

to

12/10/2021

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	1/22a Rockley Rd SOUTH YARRA 3141	\$429,000	09/07/2021
2	1/32 Grosvenor St SOUTH YARRA 3141	\$410,000	09/08/2021
3	15/12 Walsh St SOUTH YARRA 3141	\$410,000	12/06/2021

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:

13/10/2021 18:09



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

13/10/2020 - 12/10/2021: \$620,000

## Comparable Properties



**1/22a Rockley Rd SOUTH YARRA 3141 (REI/VG)**



**Agent Comments**

Similar property characteristics , and condition

**Price:** \$429,000

**Method:** Sold Before Auction

**Date:** 09/07/2021

**Property Type:** Apartment



**1/32 Grosvenor St SOUTH YARRA 3141 (VG)**



**Agent Comments**

Similar Condition and attributes to subject property

**Price:** \$410,000

**Method:** Sale

**Date:** 09/08/2021

**Property Type:** Strata Unit/Flat



**15/12 Walsh St SOUTH YARRA 3141 (REI/VG)**



**Agent Comments**

Similar property in same street

**Price:** \$410,000

**Method:** Auction Sale

**Date:** 12/06/2021

**Property Type:** Apartment

**Land Size:** 687 sqm approx

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199