

# 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

8/21 The Righi, 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 \$570,000

&

\$600,000

### Median sale price

Median price \$630,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2021

to 30/09/2022

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	4/45 Caroline St SOUTH YARRA 3141	\$570,000	04/06/2022
2	11/15 Rockley Rd SOUTH YARRA 3141	\$595,000	27/08/2022
3	7/67 Alexandra Av SOUTH YARRA 3141	\$601,700	19/05/2022

**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:

31/10/2022 11:22



2   1   1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**4/45 Caroline St SOUTH YARRA 3141 (REI/VG)**   Agent Comments

2   1   1

**Price:** \$570,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** Unit



**11/15 Rockley Rd SOUTH YARRA 3141 (REI)**   Agent Comments

2   1   1

**Price:** \$595,000

**Method:** Auction Sale

**Date:** 27/08/2022

**Property Type:** Apartment



**7/67 Alexandra Av SOUTH YARRA 3141 (REI/VG)**   Agent Comments

2   1   1

**Price:** \$601,700

**Method:** Sold Before Auction

**Date:** 19/05/2022

**Property Type:** Apartment