

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

4/4 Witchwood Close, South Yarra Vic 3141

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2021

to

31/12/2021

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	11/29 Greville St PRAHRAN 3181	\$350,000	25/11/2021
2	6/15 Sherwood St RICHMOND 3121	\$350,000	25/10/2021
3	11/37 Fawkner St SOUTH YARRA 3141	\$339,000	09/02/2022

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:

14/02/2022 14:20



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000

Median Unit Price
Year ending December 2021: \$645,000

Comparable Properties



11/29 Greville St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$350,000
Method: Private Sale
Date: 25/11/2021
Property Type: Apartment



6/15 Sherwood St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$350,000
Method: Sold Before Auction
Date: 25/10/2021
Property Type: Apartment



11/37 Fawkner St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$339,000
Method: Private Sale
Date: 09/02/2022
Property Type: Apartment