

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

3/123 Millswyn Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$520,000

&

\$540,000

Median sale price

Median price

\$621,500

Property Type

Unit

Suburb

South Yarra

Period - From

15/04/2020

to

14/04/2021

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	602/657 Chapel St SOUTH YARRA 3141	\$532,500	01/12/2020
2	308/57 Toorak Rd SOUTH YARRA 3141	\$525,000	04/02/2021
3	20/123 Millswyn St SOUTH YARRA 3141	\$520,000	14/12/2020

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:

15/04/2021 08:34



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$520,000 - \$540,000

Median Unit Price

15/04/2020 - 14/04/2021: \$621,500

Comparable Properties



602/657 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$532,500

Method: Private Sale

Date: 01/12/2020

Property Type: Apartment



308/57 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$525,000

Method: Private Sale

Date: 04/02/2021

Property Type: Apartment



20/123 Millswyn St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$520,000

Method: Private Sale

Date: 14/12/2020

Property Type: Apartment

Land Size: 1314 sqm approx