Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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103/471 Malvern Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$600,000 & \$650,000	Range between	\$600,000	&	\$650,000
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Median sale price

Median price	\$639,000	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	01/01/2021	to	31/03/2021	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	105/6 Murphy St SOUTH YARRA 3141	\$639,000	12/03/2021
2	306/52 Darling St SOUTH YARRA 3141	\$640,000	19/02/2021
3	10/49 Tivoli Rd SOUTH YARRA 3141	\$650,000	28/11/2020

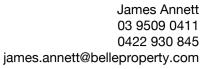
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/05/2021 11:46







Indicative Selling Price \$600,000 - \$650,000 **Median Unit Price** March quarter 2021: \$639,000



Property Type: Strata Unit/Flat Agent Comments

Comparable Properties



105/6 Murphy St SOUTH YARRA 3141 (REI/VG) Agent Comments

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Price: \$639,000 Method: Private Sale Date: 12/03/2021

Property Type: Apartment



306/52 Darling St SOUTH YARRA 3141 (REI)

Price: \$640,000 Method: Private Sale Date: 19/02/2021

Property Type: Apartment



10/49 Tivoli Rd SOUTH YARRA 3141 (REI/VG)

Price: \$650.000 Method: Private Sale

Date: 28/11/2020 Property Type: Apartment Agent Comments

Agent Comments



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