

# 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

7/28 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 \$500,000

&

\$550,000

### Median sale price

Median price \$580,000

Property Type Unit

Suburb South Yarra

Period - From 28/06/2022

to

27/06/2023

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 | 808/700 Chapel St SOUTH YARRA 3141 | \$537,600 | 16/05/2023   |
| 2 | 4/17-21 Tivoli Pl SOUTH YARRA 3141 | \$522,500 | 08/02/2023   |
| 3 | 1/43 Caroline St SOUTH YARRA 3141  | \$506,000 | 08/06/2023   |

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:

28/06/2023 09:30



 1  
  1  
  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

28/06/2022 - 27/06/2023: \$580,000

## Comparable Properties



**808/700 Chapel St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$537,600

**Method:** Sold Before Auction

**Date:** 16/05/2023

**Property Type:** Unit



**4/17-21 Tivoli PI SOUTH YARRA 3141 (REI)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$522,500

**Method:** Sold Before Auction

**Date:** 08/02/2023

**Property Type:** Unit



**1/43 Caroline St SOUTH YARRA 3141 (REI)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$506,000

**Method:** Sold Before Auction

**Date:** 08/06/2023

**Property Type:** Apartment

**Account - Woodards** | P: 03 9866 4411 | F: 03 9866 4504