Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/2 May Grove, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$470,000		&		\$510,000			
Median sale p	rice							
Median price	\$647,900	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/49 Motherwell St SOUTH YARRA 3141	\$536,000	25/11/2021
2	3/36 Grange Rd TOORAK 3142	\$535,000	08/11/2021
3	8/4 Powell St SOUTH YARRA 3141	\$480,000	01/12/2021

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:

14/12/2021 08:40









Property Type: Unit Agent Comments

Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$470,000 - \$510,000 Median Unit Price September quarter 2021: \$647,900

Comparable Properties



2/49 Motherwell St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$536,000 Method: Sold Before Auction Date: 25/11/2021 Property Type: Apartment

3/36 Grange Rd TOORAK 3142 (REI)

Agent Comments



Price: \$535,000 Method: Sold Before Auction Date: 08/11/2021 Property Type: Apartment



8/4 Powell St SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$480,000 Method: Private Sale Date: 01/12/2021 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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