

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

2/2 May Grove, South Yarra Vic 3141

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$647,900

Property Type Unit

Suburb South Yarra

Period - From 01/07/2021

to 30/09/2021

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	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

Walter Summons

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Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

September quarter 2021: \$647,900



1 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/49 Motherwell St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$536,000

Method: Sold Before Auction

Date: 25/11/2021

Property Type: Apartment

3/36 Grange Rd TOORAK 3142 (REI)

Agent Comments

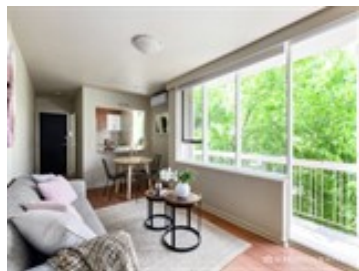
1 1 1

Price: \$535,000

Method: Sold Before Auction

Date: 08/11/2021

Property Type: Apartment



8/4 Powell St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$480,000

Method: Private Sale

Date: 01/12/2021

Property Type: Apartment

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