

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

5/119 Alexandra Avenue, South Yarra Vic 3141

Indicative selling price

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

Single price

\$1,595,000

Median sale price

Median price

\$2,225,000

Property Type

House

Suburb

South Yarra

Period - From

01/07/2022

to

30/06/2023

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	8/119 Alexandra Av SOUTH YARRA 3141	\$1,700,000	11/08/2023
2	1/28 Arthur St SOUTH YARRA 3141	\$1,600,000	25/06/2023
3	2004/18 Claremont St SOUTH YARRA 3141	\$1,562,500	22/06/2023

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:

28/08/2023 17:06

5/119 Alexandra Avenue, South Yarra Vic 3141

WHITEFOX



 3  2  2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,595,000
Median House Price
Year ending June 2023: \$2,225,000

Comparable Properties



8/119 Alexandra Av SOUTH YARRA 3141 (REI) **Agent Comments**

 3  2  2

Price: \$1,700,000
Method: Private Sale
Date: 11/08/2023
Property Type: Apartment



1/28 Arthur St SOUTH YARRA 3141 (REI)

Agent Comments

 3  2  2

Price: \$1,600,000
Method: Private Sale
Date: 25/06/2023
Property Type: Villa



2004/18 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

 3  2  2

Price: \$1,562,500
Method: Private Sale
Date: 22/06/2023
Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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