Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

5/100 Millswyn Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$440,000 & \$470),000
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Median sale price

Median price	\$603,750	Property Type		Unit		Suburb	South Yarra
Period - From	01/10/2023	to	31/12/2023		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

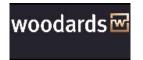
Add	dress of comparable property	Price	Date of sale
1	3/1 Mona PI SOUTH YARRA 3141	\$490,000	21/11/2023
2	12/17 Darling St SOUTH YARRA 3141	\$460,000	07/10/2023
3	6/513 Punt Rd SOUTH YARRA 3141	\$450,000	06/03/2024

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:	25/03/2024 11:57









Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$440,000 - \$470,000 **Median Unit Price** December quarter 2023: \$603,750

Comparable Properties

3/1 Mona PI SOUTH YARRA 3141 (VG)

Price: \$490,000 Method: Sale Date: 21/11/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

12/17 Darling St SOUTH YARRA 3141 (REI/VG) Agent Comments

Price: \$460,000 Method: Auction Sale Date: 07/10/2023

Property Type: Apartment

6/513 Punt Rd SOUTH YARRA 3141 (REI)

Price: \$450.000 Method: Private Sale Date: 06/03/2024

Property Type: Apartment

Agent Comments

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



