

# 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

6/44 Alexandra Street, 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)

Single price

\$395,000

### Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2018

to

30/09/2019

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	501/2a Henry St WINDSOR 3181	\$415,000	22/10/2019
2	1512/478a St Kilda Rd MELBOURNE 3004	\$396,900	26/09/2019
3	205/200 Toorak Rd SOUTH YARRA 3141	\$390,000	15/09/2019

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:

06/11/2019 22:07



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$395,000

**Median Unit Price**  
Year ending September 2019: \$550,000

## Comparable Properties



**501/2a Henry St WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 22/10/2019  
**Rooms:** 2  
**Property Type:** Apartment

**1512/478a St Kilda Rd MELBOURNE 3004 (VG)**

Agent Comments



**Price:** \$396,900  
**Method:** Sale  
**Date:** 26/09/2019  
**Property Type:** Strata Unit/Flat



**205/200 Toorak Rd SOUTH YARRA 3141 (VG)**

Agent Comments



**Price:** \$390,000  
**Method:** Sale  
**Date:** 15/09/2019  
**Property Type:** Strata Unit/Flat