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	5/37 Ralston Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$580,000	Pro	perty Type Un	it		Suburb	South Yarra
Period - From	01/07/2022	to	30/09/2022	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.

Address of comparable property Price Date of sale

1	2/33 Murphy St SOUTH YARRA 3141	\$1,157,500	22/10/2022
2	1/55 Avoca St SOUTH YARRA 3141	\$1,060,000	20/07/2022
3	6/56 Walsh St SOUTH YARRA 3141	\$1,050,000	13/08/2022

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:	21/11/2022 13:12













Property Type: Apartment Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price September quarter 2022: \$580,000

Comparable Properties



2/33 Murphy St SOUTH YARRA 3141 (REI)

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Agent Comments

Price: \$1,157,500 Method: Auction Sale Date: 22/10/2022 Property Type: Unit



1/55 Avoca St SOUTH YARRA 3141 (REI/VG)

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Price: \$1,060,000 **Method:** Private Sale **Date:** 20/07/2022

Property Type: Apartment

Agent Comments



6/56 Walsh St SOUTH YARRA 3141 (REI/VG)

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Price: \$1,050,000 **Method:** Auction Sale **Date:** 13/08/2022

Property Type: Apartment

Agent Comments

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





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