

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

14/52 Caroline Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$360,000 & \$396,000

Median sale price

Median price \$627,500 Property Type Unit Suburb South Yarra

Period - From 01/01/2020 to 31/12/2020 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	4/26-28 Darling St SOUTH YARRA 3141	\$375,800	10/12/2020
2	10/877 Punt Rd SOUTH YARRA 3141	\$375,000	07/01/2021
3	15/274 Domain Rd SOUTH YARRA 3141	\$365,000	13/01/2021

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:

20/01/2021 15:32



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$360,000 - \$396,000
Median Unit Price
Year ending December 2020: \$627,500

Comparable Properties



4/26-28 Darling St SOUTH YARRA 3141 (REI) **Agent Comments**

1 1 1

Price: \$375,800
Method: Private Sale
Date: 10/12/2020
Property Type: Apartment



10/877 Punt Rd SOUTH YARRA 3141 (REI) **Agent Comments**

1 1 1

Price: \$375,000
Method: Sold Before Auction
Date: 07/01/2021
Property Type: Apartment



15/274 Domain Rd SOUTH YARRA 3141 (REI) **Agent Comments**

1 1 -

Price: \$365,000
Method: Private Sale
Date: 13/01/2021
Property Type: Apartment