Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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	201/77 River Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

hange between \$500,000 a \$050,000	Range between	\$580,000	&	\$630,000
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Median sale price

Median price	\$573,000	Pro	perty Type	Jnit]	Suburb	South Yarra
Period - From	01/07/2023	to	30/06/2024	S	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	1416/7 Claremont St SOUTH YARRA 3141	\$599,999	21/08/2024
2	1307/8 Daly St SOUTH YARRA 3141	\$592,000	02/07/2024
3	208/227 Toorak Rd SOUTH YARRA 3141	\$625,000	22/03/2024

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:	18/09/2024 09:10



Date of sale











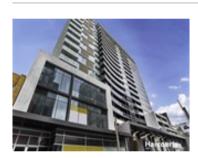
Property Type: Strata Unit/Flat **Agent Comments**

\$580,000 - \$630,000 **Median Unit Price**

Indicative Selling Price

Year ending June 2024: \$573,000

Comparable Properties



1416/7 Claremont St SOUTH YARRA 3141

(REI) **└─** 2



Price: \$599,999 Method: Private Sale Date: 21/08/2024

Property Type: Apartment

Agent Comments











Price: \$592,000 Method: Private Sale Date: 02/07/2024

Property Type: Apartment

Agent Comments



208/227 Toorak Rd SOUTH YARRA 3141

(REI/VG) **-**





Price: \$625,000 Method: Private Sale Date: 22/03/2024

Property Type: Apartment

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



