#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	315/77 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

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#### Median sale price

Median price \$573,000	Property Type Ur	it	Suburb	South Yarra
Period - From 01/07/2023	to 30/06/2024	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

Address of comparable property		1 1100	Date of Sale
1	609/2 Claremont St SOUTH YARRA 3141	\$570,000	12/07/2024
2	104/471 Malvern Rd SOUTH YARRA 3141	\$587,500	31/07/2024
3	2705/35 Malcolm St SOUTH YARRA 3141	\$600,000	18/07/2024

#### 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:	16/09/2024 18:12



Date of sale



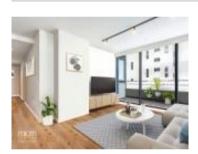
Michel Swainson 03 9509 0411 0447 612 166 michel.swainson@belleproperty.com

> **Indicative Selling Price** \$559,000 **Median Unit Price** Year ending June 2024: \$573,000



Property Type: Apartment **Agent Comments** 

## Comparable Properties



609/2 Claremont St SOUTH YARRA 3141 (VG)

Price: \$570,000 Method: Sale Date: 12/07/2024

Property Type: Strata Unit/Flat



104/471 Malvern Rd SOUTH YARRA 3141

(REI/VG)



Price: \$587,500 Method: Private Sale Date: 31/07/2024

Property Type: Apartment

Agent Comments

**Agent Comments** 



2705/35 Malcolm St SOUTH YARRA 3141

(REI/VG)

**--** 2

Price: \$600.000 Method: Private Sale Date: 18/07/2024

Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



