

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

2/53 Millswyn Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$420,000

&

\$462,000

Median sale price

Median price \$608,000

Property Type Unit

Suburb South Yarra

Period - From 05/09/2021

to 04/09/2022

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	1/4 Ralston St SOUTH YARRA 3141	\$460,000	19/07/2022
2	8/67 Lang St SOUTH YARRA 3141	\$460,000	17/03/2022
3			

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:

05/09/2022 12:36



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$420,000 - \$462,000
Median Unit Price
05/09/2021 - 04/09/2022: \$608,000

Comparable Properties



1/4 Ralston St SOUTH YARRA 3141 (REI/VG)



Price: \$460,000
Method: Private Sale
Date: 19/07/2022
Property Type: Apartment

Agent Comments

Within 1km of subject property, inferior location, renovated, 1 x bed, 1 x bath, 1 x car



8/67 Lang St SOUTH YARRA 3141 (REI/VG)



Price: \$460,000
Method: Private Sale
Date: 17/03/2022
Property Type: Apartment

Agent Comments

Within 1km of subject property, 1 x bed, 1 x bath, 1 x car

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.