Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/53 Millswyn 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	\$420,000	&	\$462,000

Median sale price

Median price	\$608,000	Pro	perty Type Un	it		Suburb	South Yarra
Period - From	05/09/2021	to	04/09/2022	Sc	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 sixmonths 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		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

В* 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





Simon Dale 0425771377 sdale@bigginscott.com.au

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





Comparable Properties



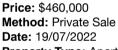
1/4 Raiston St SOUTH YARRA 3141 (REI/VG)

41 🗀 1

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Agent Comments

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



Property Type: Apartment



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

4 1

1

7

Agent Comments

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

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

Property Type: Apartment

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.

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