

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

29/43 Caroline Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$430,000

&

\$460,000

Median sale price

Median price

\$637,750

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2019

to

30/09/2020

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	501/3 Victoria St WINDSOR 3181	\$455,000	18/07/2020
2	109/52 Darling St SOUTH YARRA 3141	\$441,000	20/06/2020
3	14/21 Tintern Av TOORAK 3142	\$430,000	14/09/2020

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:

14/12/2020 10:46



1 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

Year ending September 2020: \$637,750

Comparable Properties

501/3 Victoria St WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$455,000

Method: Sold Before Auction

Date: 18/07/2020

Rooms: 2

Property Type: Apartment



109/52 Darling St SOUTH YARRA 3141 (VG)

Agent Comments

1 - -

Price: \$441,000

Method: Sale

Date: 20/06/2020

Property Type: Strata Unit/Flat

14/21 Tintern Av TOORAK 3142 (VG)

Agent Comments

1 - -

Price: \$430,000

Method: Sale

Date: 14/09/2020

Property Type: Strata Unit/Flat