

## 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

207/38 Cunningham Street South Yarra VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$620,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

### 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 6 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

204/38 Cunningham Street South Yarra VIC 3141	\$590,000	13-Mar-20
208/38 Cunningham Street South Yarra VIC 3141	\$650,000	27-Nov-20
2/20 Cunningham Street South Yarra VIC 3141	\$881,000	28-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 19 February 2021



**204/38 Cunningham Street South  
Yarra VIC 3141**

 2  1  1

Sold Price

**\$590,000**

Sold Date

**13-Mar-20**

Distance

-



**208/38 Cunningham Street South  
Yarra VIC 3141**

 2  2  1

Sold Price

**\$650,000**

Sold Date

**27-Nov-20**

Distance

-



**2/20 Cunningham Street South  
Yarra VIC 3141**

 2  1  -

Sold Price

**\$881,000**

Sold Date

**28-Apr-20**

Distance

**0.09km**

RS = Recent sale

UN = Undisclosed Sale

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