

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

301/42 RALSTON STREET SOUTH YARRA VIC 3141

Indicative selling price

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

Single Price

or range
between

\$1,300,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2023

to

31 Mar 2024

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

7/12-18 MARNE STREET SOUTH YARRA VIC 3141	\$1,380,000	04-Feb-24
20/12-18 MARNE STREET SOUTH YARRA VIC 3141	\$1,380,000	04-Feb-24
1/38 CHAMBERS STREET SOUTH YARRA VIC 3141	\$1,290,000	25-Nov-23

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: 24 April 2024



**7/12-18 MARNE STREET SOUTH
YARRA VIC 3141**

 3  1  1

Sold Price

\$1,380,000

Sold Date **04-Feb-24**

Distance

0.35km



**20/12-18 MARNE STREET SOUTH
YARRA VIC 3141**

 -  -  -

Sold Price

Sold Date **04-Feb-24**

Distance

0.35km



**1/38 CHAMBERS STREET SOUTH
YARRA VIC 3141**

 2  2  -

Sold Price

^{RS} **\$1,290,000**

Sold Date **25-Nov-23**

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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