## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/145 Walsh Street, South Yarra Vic 3141

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | underquot | ting |        |             |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|-------------|
| Range betweer   | \$850,000         |      | &            |        | \$895,000 |      |        |             |
| Median sale p   | rice              |      |              |        |           |      |        |             |
| Median price    | \$574,000         | Pro  | operty Type  | Unit   |           |      | Suburb | South Yarra |
| Period - From   | 01/10/2023        | to   | 30/09/2024   |        | So        | urce | 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.

| Ad | dress of comparable property     | Price     | Date of sale |
|----|----------------------------------|-----------|--------------|
| 1  | 11/36 Marne St SOUTH YARRA 3141  | \$855,000 | 05/10/2024   |
| 2  | 2/53 Darling St SOUTH YARRA 3141 | \$930,000 | 01/06/2024   |
| 3  |                                  |           |              |

OR

**B**<sup>\*</sup> 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:

16/10/2024 09:39





Georgina Mellick





Rooms: 3 Property Type: Apartment Agent Comments 03 9829 2905 0423 909 266 georgina.m@mre.today Indicative Selling Price

\$850,000 - \$895,000 **Median Unit Price** Year ending September 2024: \$574,000

Agent Comments

# **Comparable Properties**



11/36 Marne St SOUTH YARRA 3141 (REI)



Price: \$855,000 Method: Auction Sale Date: 05/10/2024 Property Type: Apartment



2/53 Darling St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$930,000 Method: Auction Sale Date: 01/06/2024 Property Type: Unit

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.

#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

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