

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

1/11 Motherwell Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$623,000

Property Type Unit

Suburb South Yarra

Period - From 01/01/2022

to

31/03/2022

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	1a Stewart St WINDSOR 3181	\$1,500,000	17/05/2022
2	7/5 Northampton PI SOUTH YARRA 3141	\$1,460,500	12/02/2022
3	3/20 Airlie Bank La SOUTH YARRA 3141	\$1,305,000	18/03/2022

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:

06/07/2022 09:04

Walter Summons

03 9509 0411

0438 576 233

walter.summons@belleproperty.com

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Unit Price

March quarter 2022: \$623,000



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1a Stewart St WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$1,500,000

Method: Private Sale

Date: 17/05/2022

Property Type: House



7/5 Northampton Pl SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 2

Price: \$1,460,500

Method: Auction Sale

Date: 12/02/2022

Property Type: Townhouse (Res)



3/20 Airlie Bank La SOUTH YARRA 3141 (VG)

Agent Comments

3 - -

Price: \$1,305,000

Method: Sale

Date: 18/03/2022

Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525