

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

1203A/1 ALMEIDA CRESCENT 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

\$890,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2023

to

31 May 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

1304/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$900,000	11-Oct-23
3003/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$1,105,000	14-Apr-23
CM404/625 CHAPEL STREET SOUTH YARRA VIC 3141	\$878,000	05-Dec-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 June 2024

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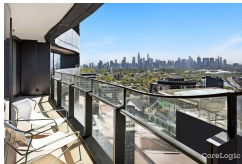


**1304/1 ALMEIDA CRESCENT
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$900,000** Sold Date **11-Oct-23**

Distance **0.02km**

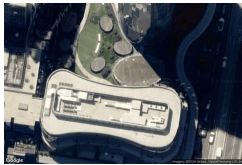


**3003/1 ALMEIDA CRESCENT
SOUTH YARRA VIC 3141**

2 2 2

Sold Price **\$1,105,000** Sold Date **14-Apr-23**

Distance **0.02km**



**CM404/625 CHAPEL STREET
SOUTH YARRA VIC 3141**

2 - -

Sold Price **\$878,000** Sold Date **05-Dec-23**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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