Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	8/35 Fitzgerald Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$275,000	&	\$302,500

Median sale price

Median price	\$600,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/07/2024	to	30/09/2024	Sc	ource	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.

Address of comparable property

1	7/102 Millswyn St SOUTH YARRA 3141	\$300,000	10/07/2024
2	605/15 Clifton St PRAHRAN 3181	\$275,000	26/06/2024
3			

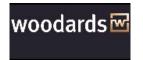
OR

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:	30/10/2024 10:25



Date of sale







Rooms: 3

Property Type: Flat

Land Size: 769.03 sqm approx

Agent Comments

Indicative Selling Price \$275,000 - \$302,500 **Median Unit Price** September quarter 2024: \$600,000

Comparable Properties



7/102 Millswyn St SOUTH YARRA 3141 (VG)

Price: \$300,000 Method: Sale Date: 10/07/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

605/15 Clifton St PRAHRAN 3181 (VG)





Price: \$275,000 Method: Sale Date: 26/06/2024

Property Type: Strata Unit/Flat

Agent Comments

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.

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