

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

101/77 River Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$596,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2023 to 31/12/2023 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	29/77 River St SOUTH YARRA 3141	\$615,000	07/12/2023
2	2805/3 Yarra St SOUTH YARRA 3141	\$610,000	29/02/2024
3	1/389 Punt Rd RICHMOND 3121	\$601,000	04/03/2024

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:

25/03/2024 17:35



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending December 2023: \$596,000

Comparable Properties



29/77 River St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 07/12/2023

Property Type: Apartment



2805/3 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 29/02/2024

Property Type: Apartment



1/389 Punt Rd RICHMOND 3121 (REI)

Agent Comments



Price: \$601,000

Method: Private Sale

Date: 04/03/2024

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504