## 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 betwee	\$550,000		&		\$600,000				
Median sale p	rice								
Median price	\$596,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/01/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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)



Price: \$615,000 Method: Private Sale Date: 07/12/2023 Property Type: Apartment Agent Comments



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



propertydata

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