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

12/37 Fitzgerald Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$295,000		&		\$320,000				
Median sale p	rice								
Median price	\$547,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	23/10/2023	to	22/10/2024		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	3/211 Williams Rd SOUTH YARRA 3141	\$325,000	21/10/2024
2	1/18 Normanby St WINDSOR 3181	\$330,000	02/10/2024
3	821/32 Bray St SOUTH YARRA 3141	\$305,000	10/09/2024

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:

23/10/2024 15:38



12/37 Fitzgerald Street, South Yarra Vic 3141







Property Type: Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$295,000 - \$320,000 Median Unit Price 23/10/2023 - 22/10/2024: \$547,000





3/211 Williams Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$325,000 Method: Private Sale Date: 21/10/2024 Property Type: Apartment



1/18 Normanby St WINDSOR 3181 (REI)

Agent Comments



Price: \$330,000 Method: Private Sale Date: 02/10/2024 Property Type: Apartment



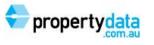
821/32 Bray St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$305,000 Method: Private Sale Date: 10/09/2024 Property Type: Unit

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.