Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/97 Caroline Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$820,000		&		\$880,000			
Median sale p	rice							
Median price	\$611,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/10/2024	to	31/12/2024		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	8/4 Rockley Rd SOUTH YARRA 3141	\$888,000	09/11/2024
2	6/145 Walsh St SOUTH YARRA 3141	\$872,000	07/11/2024
3	21/417 Toorak Rd TOORAK 3142	\$870,000	05/10/2024

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:

30/01/2025 15:22





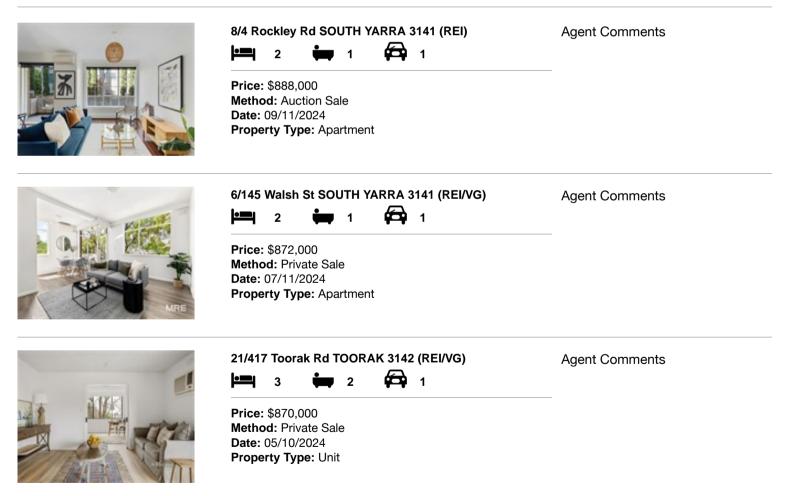




Rooms: 1 Property Type: Strata Unit/Flat Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$820,000 - \$880,000 Median Unit Price December quarter 2024: \$611,000

Comparable Properties



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