

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

5/95 OSBORNE STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

11/276 DOMAIN ROAD SOUTH YARRA VIC 3141	\$410,000	10-Apr-24
9/95 OSBORNE STREET SOUTH YARRA VIC 3141	\$415,000	02-Sep-23
6/513-517 PUNT ROAD SOUTH YARRA VIC 3141	\$400,000	29-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 13 May 2024



**11/276 DOMAIN ROAD SOUTH
 YARRA VIC 3141**

 1  1  1

Sold Price **\$410,000** Sold Date **10-Apr-24**

Distance **0.75km**



**9/95 OSBORNE STREET SOUTH
 YARRA VIC 3141**

 1  1  1

Sold Price **\$415,000** Sold Date **02-Sep-23**

Distance **0.01km**



**6/513-517 PUNT ROAD SOUTH
 YARRA VIC 3141**

 1  1  1

Sold Price **\$400,000** Sold Date **29-Feb-24**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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