### 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<br>Including suburb and<br>postcode |  |
|---|--|
|   |  |

#### Indicative selling price

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

| Range between \$750,000 | & | \$820,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

#### Median sale price

| Median price  | \$666,000  | Pro | perty Type Ur | nit |      | Suburb | South Yarra |
|---------------|------------|-----|---------------|-----|------|--------|-------------|
| Period - From | 01/10/2021 | to  | 31/12/2021    | 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.

#### Address of comparable property

| Add | dress of comparable property        | Price     | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1   | 29/166 Toorak Rd.W SOUTH YARRA 3141 | \$820,000 | 30/10/2021   |
| 2   | 3/731 Punt Rd SOUTH YARRA 3141      | \$790,000 | 04/12/2021   |
| 3   | 2/99 Caroline St SOUTH YARRA 3141   | \$750,000 | 04/12/2021   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 23/02/2022 13:51 |
|--|------------------|













**Property Type:** Apartment Agent Comments

Indicative Selling Price \$750,000 - \$820,000 Median Unit Price December quarter 2021: \$666,000

# Comparable Properties



29/166 Toorak Rd.W SOUTH YARRA 3141 (REI) Agent Comments

**-**2





Price: \$820,000

Method: Auction Sale Date: 30/10/2021

Property Type: Apartment



3/731 Punt Rd SOUTH YARRA 3141 (REI)

**2** 2



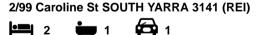




**Price:** \$790,000 **Method:** Auction Sale **Date:** 04/12/2021

Property Type: Apartment

**Agent Comments** 





Price: \$750,000 Method: Auction Sale

Date: 04/12/2021

Property Type: Apartment

**Agent Comments** 

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