#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address Including suburb and postcode	

#### Indicative selling price

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

Single price \$285,000

#### Median sale price

Median price	\$575,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/01/2024	to	31/12/2024		Source	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

Aut	areas or comparable property	1 1100	Date of Sale
1	12/34 Adam St BURNLEY 3121	\$282,000	20/01/2025
2	1104/10 Claremont St SOUTH YARRA 3141	\$275,000	11/11/2024
3	2/949 Punt Rd SOUTH YARRA 3141	\$285,000	10/09/2024

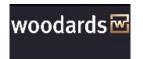
#### OR

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:	26/02/2025 10:30



Date of sale











**Property Type:**Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price \$285,000 Median Unit Price Year ending December 2024: \$575,000

## Comparable Properties



12/34 Adam St BURNLEY 3121 (REI)

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**1** 

**a**.

**Price:** \$282,000 **Method:** Private Sale **Date:** 20/01/2025

Property Type: Apartment

**Agent Comments** 



1104/10 Claremont St SOUTH YARRA 3141 (REI/VG)

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**Agent Comments** 

Price: \$275,000 Method: Private Sale Date: 11/11/2024

Property Type: Apartment



2/949 Punt Rd SOUTH YARRA 3141 (REI/VG)

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**3** 

Agent Comments

Price: \$285,000 Method: Private Sale Date: 10/09/2024

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504





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