

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

2702/1 ALMEIDA CRESCENT 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

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2024

to

31 Dec 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

1309/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$1,200,000	11-Sep-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: 31 January 2025



**1309/1 ALMEIDA CRESCENT
SOUTH YARRA VIC 3141**

 2  2  2

Sold Price **\$1,200,000** Sold Date **11-Sep-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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