Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	l for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$600,000	&	\$650,000
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Median sale price

Median price	\$645,000	Pro	perty Type Un	it		Suburb	South Yarra
Period - From	01/07/2020	to	30/06/2021	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

Au	aress or comparable property	1 1100	Date of Sale
1	6/32 Grosvenor St SOUTH YARRA 3141	\$645,000	14/08/2021
2	4/390 Punt Rd SOUTH YARRA 3141	\$615,000	16/09/2021
3	209/2 Hobson St SOUTH YARRA 3141	\$605,000	19/05/2021

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:	05/10/2021 17:26



Date of sale



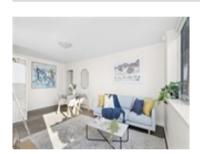




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price Year ending June 2021: \$645,000

Comparable Properties



6/32 Grosvenor St SOUTH YARRA 3141 (REI/VG)

KEI/VG)

-2

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1

4

Price: \$645,000 Method: Auction Sale Date: 14/08/2021 Property Type: Unit **Agent Comments**



4/390 Punt Rd SOUTH YARRA 3141 (REI)

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a.

Price: \$615,000

Method: Sold Before Auction

Date: 16/09/2021

Property Type: Apartment

Agent Comments



209/2 Hobson St SOUTH YARRA 3141 (REI/VG) Agent Comments

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Price: \$605,000 Method: Private Sale Date: 19/05/2021

Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177



