Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/51 Caroline Street, South Yarra Vic 3141
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Indicative selling price

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

Median sale price

Median price	\$564,250	Pro	pperty Type U	nit		Suburb	South Yarra
Period - From	01/01/2024	to	31/03/2024	Sc	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	1/18 Arnold St SOUTH YARRA 3141	\$568,500	23/03/2024
2	16/51 Caroline St SOUTH YARRA 3141	\$550,000	22/02/2024
3	22/17-21 Tivoli PI SOUTH YARRA 3141	\$530,000	08/11/2023

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:	07/05/2024 14:10









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$525,000 - \$550,000 **Median Unit Price** March quarter 2024: \$564,250

Comparable Properties



1/18 Arnold St SOUTH YARRA 3141 (REI)

Price: \$568,500 Method: Auction Sale

Date: 23/03/2024 Property Type: Apartment **Agent Comments**



16/51 Caroline St SOUTH YARRA 3141 (REI/VG)



Price: \$550,000 Method: Private Sale Date: 22/02/2024

Property Type: Apartment

Agent Comments



22/17-21 Tivoli PI SOUTH YARRA 3141 (REI)



Method: Sold Before Auction

Date: 08/11/2023 Property Type: Unit

Price: \$530.000

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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