## 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

415/38 Cunningham Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$395,000		&		\$420,000				
Median sale p	rice								
Median price	\$603,750	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	1006/1 Clara St SOUTH YARRA 3141	\$410,000	21/12/2023
2	315/38 Cunningham St SOUTH YARRA 3141	\$410,000	13/11/2023
3	105/1 Clara St SOUTH YARRA 3141	\$392,000	14/02/2024

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:

07/03/2024 11:09





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**Property Type:** Apartment Agent Comments

Indicative Selling Price \$395,000 - \$420,000 Median Unit Price December quarter 2023: \$603,750

# **Comparable Properties**



1006/1 Clara St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$410,000 Method: Sold Before Auction Date: 21/12/2023 Property Type: Apartment



315/38 Cunningham St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$410,000 Method: Private Sale Date: 13/11/2023 Property Type: Apartment

105/1 Clara St SOUTH YARRA 3141 (REI)

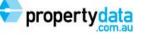


Agent Comments

Price: \$392,000 Method: Sold Before Auction Date: 14/02/2024 Property Type: Unit

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





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