

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 between \$395,000

&

\$420,000

Median sale price

Median price \$603,750

Property Type Unit

Suburb South Yarra

Period - From 01/10/2023

to

31/12/2023

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	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

415/38 Cunningham Street, South Yarra Vic 3141

MRE

Jake Hu
0488 028 978
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1 bed 1 bath 1 car

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**

1 bed 1 bath 1 car

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**

1 bed 1 bath 1 car

Price: \$410,000

Method: Private Sale

Date: 13/11/2023

Property Type: Apartment



105/1 Clara St SOUTH YARRA 3141 (REI) **Agent Comments**

1 bed 1 bath - car

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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