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	5/4a Gordon Grove, South Yarra Vic 3141

Indicative selling price

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

Range between $500,000 & $520,000

Median sale price

Median price $585,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2023 to 31/03/2023 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	716/32 Bray St SOUTH YARRA 3141	$515,000	28/02/2023
2	411/36 Darling St SOUTH YARRA 3141	$510,000	24/02/2023
3	2501/35 Malcolm St SOUTH YARRA 3141	$500,000	28/02/2023

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: 27/04/2023 14:26

5/4a Gordon Grove, South Yarra Vic 3141



2 1 2

Property Type:
Agent Comments

Indicative Selling Price
$500,000 - $520,000
Median Unit Price
March quarter 2023: $585,000

Comparable Properties



716/32 Bray St SOUTH YARRA 3141 (REI)

2 1 1

Agent Comments

Price: $515,000
Method: Private Sale
Date: 28/02/2023
Property Type: Apartment



411/36 Darling St SOUTH YARRA 3141 (VG)

2 - -

Agent Comments

Price: $510,000
Method: Sale
Date: 24/02/2023
Property Type: Strata Unit/Flat



2501/35 Malcolm St SOUTH YARRA 3141 (REI)

2 1 1

Agent Comments

Price: $500,000
Method: Private Sale
Date: 28/02/2023
Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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