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	4/87 CAROLINE STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$379,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$616,500	Property type	Unit	Suburb	South Yarra
Period-from	01 Mar 2021	to	28 Feb 2022	Source	Corelogic

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 6 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
9/85 CAROLINE STREET SOUTH YARRA VIC 3141	$355,000	22-Jan-22
13/85 CAROLINE STREET SOUTH YARRA VIC 3141	$415,000	18-Dec-21
6/3 DAVIDSON STREET SOUTH YARRA VIC 3141	$370,000	20-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 24 March 2022

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9/85 CAROLINE STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price **$355,000** Sold Date **22-Jan-22**

Distance **0.02km**

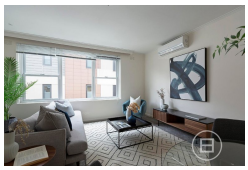


13/85 CAROLINE STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price RS **$415,000** UN Sold Date **18-Dec-21**

Distance **0.02km**



6/3 DAVIDSON STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price RS **$370,000** UN Sold Date **20-Feb-22**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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