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	15/37-45 DOMAIN 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~~		or range between	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$572,000	Property type	Unit	Suburb	South Yarra
Period-from	01 Mar 2023	to	29 Feb 2024	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
1302/7 YARRA STREET SOUTH YARRA VIC 3141	$590,000	22-Nov-23
1508/8 DALY STREET SOUTH YARRA VIC 3141	$537,000	08-Nov-23
704/36 WILSON STREET SOUTH YARRA VIC 3141	$580,000	26-Sep-23

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: 16 March 2024

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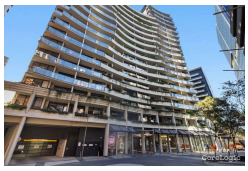
1302/7 YARRA STREET SOUTH YARRA VIC 3141

2 2 1

Sold Price **$590,000** Sold Date **22-Nov-23**

Distance **1.32km**



1508/8 DALY STREET SOUTH YARRA VIC 3141

2 2 1

Sold Price **$537,000** Sold Date **08-Nov-23**

Distance **1.47km**



704/36 WILSON STREET SOUTH YARRA VIC 3141

2 2 1

Sold Price **$580,000** Sold Date **26-Sep-23**

Distance **1.86km**

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

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