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	410/1 Almeida Crescent, South Yarra Vic 3141

Indicative selling price

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

Single price $619,000

Median sale price

Median price $641,250 Property Type Unit Suburb South Yarra

Period - From 26/01/2021 to 25/01/2022 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	201/99 River St, South Yarra, Vic 3141, Australia	$639,000	14/01/2022
2	113/42 Ralston St SOUTH YARRA 3141	$600,000	01/12/2021
3	402/139 York St PRAHRAN 3181	$588,000	08/10/2021

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: 26/01/2022 01:00

410/1 Almeida Crescent, South Yarra Vic 3141



1 1 1

Property Type: Apartment (Res)
Land Size: 64 sqm approx

Agent Comments

Indicative Selling Price
$619,000
Median Unit Price
26/01/2021 - 25/01/2022: $641,250

Comparable Properties



201/99 River St, South Yarra, Vic 3141, Australia (REI)

1 1 1

Price: $639,000
Method:
Date: 14/01/2022
Property Type: Apartment

Agent Comments



113/42 Ralston St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $600,000
Method: Private Sale
Date: 01/12/2021
Property Type: Apartment

Agent Comments



402/139 York St PRAHRAN 3181 (REI/VG)

1 1 1

Price: $588,000
Method: Private Sale
Date: 08/10/2021
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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