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	610/77 River Street, South Yarra Vic 3141

Indicative selling price

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

Single price $465,000

Median sale price

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

Period - From 24/02/2021 to 23/02/2022 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	622/539 St Kilda Rd MELBOURNE 3004	$470,000	04/10/2021
2	507/242 High St WINDSOR 3181	$467,000	02/10/2021
3	1004/480 St Kilda Rd MELBOURNE 3004	$462,500	26/10/2021

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: 24/02/2022 15:07

610/77 River Street, South Yarra Vic 3141



1 1 1

Rooms: 3
Property Type: Apartment
Land Size: 63 sqm approx

Agent Comments

Indicative Selling Price
$465,000
Median Unit Price
24/02/2021 - 23/02/2022: $641,250

Comparable Properties



622/539 St Kilda Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $470,000
Method: Private Sale
Date: 04/10/2021
Property Type: Apartment

Agent Comments



507/242 High St WINDSOR 3181 (REI/VG)

1 1 1

Price: $467,000
Method: Private Sale
Date: 02/10/2021
Property Type: Apartment

Agent Comments



1004/480 St Kilda Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $462,500
Method: Private Sale
Date: 26/10/2021
Property Type: Apartment

Agent Comments

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

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