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	503/77 River Street, South Yarra Vic 3141

Indicative selling price

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

Range between $330,000 & $360,000

Median sale price

Median price $640,000 Property Type Unit Suburb South Yarra

Period - From 14/04/2021 to 13/04/2022 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	238/471 Malvern Rd SOUTH YARRA 3141	$355,000	23/03/2022
2	106/381 Punt Rd CREMORNE 3121	$353,000	21/11/2021
3	305/7 King St PRAHRAN 3181	$348,500	20/10/2021

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: 14/04/2022 13:50

503/77 River Street, South Yarra Vic 3141



1 1 1 Secure basement car space

Property Type: Strata apartment

Agent Comments

Indicative Selling Price
$330,000 - $360,000
Median Unit Price
14/04/2021 - 13/04/2022: $640,000

Comparable Properties



238/471 Malvern Rd SOUTH YARRA 3141 (REI)

1 1 1

Price: $355,000
Method: Private Sale
Date: 23/03/2022
Property Type: Apartment

Agent Comments



106/381 Punt Rd CREMORNE 3121 (REI/VG)

1 1 1

Price: $353,000
Method: Private Sale
Date: 21/11/2021
Property Type: Apartment

Agent Comments



305/7 King St PRAHRAN 3181 (REI/VG)

1 1 1

Price: $348,500
Method: Private Sale
Date: 20/10/2021
Property Type: Apartment

Agent Comments

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

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