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<br>Including suburb and postcode | 401/89 River Street, South Yarra Vic 3141 |

## Indicative selling price

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

Range between $850,000 & $890,000

## Median sale price

Median price $555,000 Property Type Unit Suburb South Yarra

Period - From 11/11/2023 to 10/11/2024 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 | 605/800 Chapel St SOUTH YARRA 3141 | $865,000 | 06/06/2024 |
| 2 | 1203/1 Almeida Cr SOUTH YARRA 3141 | $875,000 | 17/07/2024 |
| 3 | 301/24 Wilson St SOUTH YARRA 3141 | $875,000 | 22/08/2024 |

**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: 11/11/2024 09:52

# 401/89 River Street, South Yarra Vic 3141




2 2 1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$850,000 - $890,000
**Median Unit Price**
11/11/2023 - 10/11/2024: $555,000

## Comparable Properties



**605/800 Chapel St SOUTH YARRA 3141 (REI/VG)**

2 2 1

**Price:** $865,000
**Method:** Private Sale
**Date:** 06/06/2024
**Property Type:** Apartment

Agent Comments



**1203/1 Almeida Cr SOUTH YARRA 3141 (REI/VG)**

2 2 1

**Price:** $875,000
**Method:** Private Sale
**Date:** 17/07/2024
**Property Type:** Apartment

Agent Comments



**301/24 Wilson St SOUTH YARRA 3141 (REI/VG)**

2 2 1

**Price:** $875,000
**Method:** Private Sale
**Date:** 22/08/2024
**Property Type:** Apartment

Agent Comments

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

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