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	1/45 Albion Street, South Yarra Vic 3141

Indicative selling price

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

Range between $640,000 & $680,000

Median sale price

Median price $603,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2023 to 31/12/2023 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	5/7 Rockley Rd SOUTH YARRA 3141	$680,000	03/10/2023
2	15/27 Kensington Rd SOUTH YARRA 3141	$680,000	02/10/2023
3	11/27 Avoca St SOUTH YARRA 3141	$654,500	06/12/2023

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: 05/02/2024 23:11

1/45 Albion Street, South Yarra Vic 3141



2 | 1 | Secure off street parking

Rooms: 5
Property Type: Apartment (Res)

Agent Comments

Indicative Selling Price
$640,000 - $680,000
Median Unit Price
December quarter 2023: $603,750

Comparable Properties



5/7 Rockley Rd SOUTH YARRA 3141 (REI/VG)

2 | 1 | 1

Price: $680,000
Method: Auction Sale
Date: 03/10/2023
Property Type: Apartment

Agent Comments



15/27 Kensington Rd SOUTH YARRA 3141 (REI/VG)

2 | 1 | 1

Price: $680,000
Method: Private Sale
Date: 02/10/2023
Property Type: Apartment

Agent Comments



11/27 Avoca St SOUTH YARRA 3141 (REI/VG)

2 | 1 | 1

Price: $654,500
Method: Sold Before Auction
Date: 06/12/2023
Property Type: Apartment

Agent Comments

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

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