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	18d Mona Place, South Yarra Vic 3141

Indicative selling price

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

Range between $1,250,000 & $1,300,000

Median sale price

Median price $591,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 30/06/2023 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	18d Mona Pl SOUTH YARRA 3141	$1,300,000	26/08/2023
2			
3			

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: 03/10/2023 13:48

18d Mona Place, South Yarra Vic 3141

KAY & BURTON



3 2

Property Type: Unit
Land Size: 141 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Unit Price
June quarter 2023: $591,000

Comparable Properties



18d Mona Pl SOUTH YARRA 3141 (REI)

3 2 -

Price: $1,300,000
Method: Passed in Vendor Bid
Date: 26/08/2023
Property Type: Unit
Land Size: 141 sqm approx

Agent Comments

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.

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371

REIV THE DIFFERENCE

propertydata .com.au

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