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	17/123 Millswyn Street, South Yarra Vic 3141

Indicative selling price

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

Single price $550,000

Median sale price

Median price $605,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2023 to 30/09/2023 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	3/35-37 Bromby St SOUTH YARRA 3141	$590,000	29/08/2023
2	22/123 Millswyn St SOUTH YARRA 3141	$570,000	29/07/2023
3	1/2-4 Mona Pl SOUTH YARRA 3141	$530,000	25/08/2023

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: 22/10/2023 12:11



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000
Median Unit Price
September quarter 2023: $605,000

Comparable Properties



3/35-37 Bromby St SOUTH YARRA 3141 (REI)

1 1 -

Agent Comments

Price: $590,000
Method: Sold Before Auction
Date: 29/08/2023
Property Type: Apartment



22/123 Millswyn St SOUTH YARRA 3141 (REI)

1 1 -

Agent Comments

Price: $570,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Apartment



1/2-4 Mona Pl SOUTH YARRA 3141 (REI)

1 1 -

Agent Comments

Price: $530,000
Method: Sold Before Auction
Date: 25/08/2023
Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504

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