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	5/15 Copelen Street, South Yarra Vic 3141

Indicative selling price

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

Range between $950,000 & $1,020,000

Median sale price

Median price $2,000,000 Property Type House Suburb South Yarra

Period - From 01/04/2024 to 30/06/2024 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	103/10 Bond St SOUTH YARRA 3141	$952,500	13/06/2024
2	13/25 Rockley Rd SOUTH YARRA 3141	$950,000	25/05/2024
3	103/101 River St SOUTH YARRA 3141	$1,021,021	24/04/2024

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: 27/08/2024 15:13

5/15 Copelen Street, South Yarra Vic 3141



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$950,000 - $1,020,000
Median House Price
June quarter 2024: $2,000,000

Comparable Properties



103/10 Bond St SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: $952,500
Method: Private Sale
Date: 13/06/2024
Property Type: Apartment

Agent Comments



13/25 Rockley Rd SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: $950,000
Method: Sold Before Auction
Date: 25/05/2024
Property Type: Unit

Agent Comments



103/101 River St SOUTH YARRA 3141 (REI/VG)

2 2 2

Price: $1,021,021
Method: Sold Before Auction
Date: 24/04/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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