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	8/37 Margaret Street, South Yarra Vic 3141

Indicative selling price

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

Range between $320,000 & $350,000

Median sale price

Median price $552,000 Property Type Unit Suburb South Yarra

Period - From 06/09/2023 to 05/09/2024 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	32/43 Caroline St.S SOUTH YARRA 3141	$315,000	02/09/2024
2	4/95 Osborne St SOUTH YARRA 3141	$350,000	29/07/2024
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: 06/09/2024 14:47

8/37 Margaret Street, South Yarra Vic 3141



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$320,000 - $350,000
Median Unit Price
06/09/2023 - 05/09/2024: $552,000

Comparable Properties

32/43 Caroline St.S SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: $315,000
Method:
Date: 02/09/2024
Property Type: Apartment

4/95 Osborne St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: $350,000
Method:
Date: 29/07/2024
Property Type: Apartment

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 - Buxton

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