

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

6/32 Adams Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$680,000

&

\$725,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb South Yarra

Period - From 01/08/2023

to 31/07/2024

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	8/34 Darling St SOUTH YARRA 3141	\$690,000	04/07/2024
2	10/114 Dodds St SOUTHBANK 3006	\$720,000	01/07/2024
3	1/32 Adams St SOUTH YARRA 3141	\$725,000	21/06/2024

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:

01/08/2024 16:20

6/32 Adams Street, South Yarra Vic 3141

**Jellis
Craig**

Sarah Risteski

9810 5000

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Indicative Selling Price

\$680,000 - \$725,000

Median Unit Price

01/08/2023 - 31/07/2024: \$550,000



 2  1  0

Property Type: Apartment

Agent Comments

Comparable Properties



8/34 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  -

Price: \$690,000

Method: Sold Before Auction

Date: 04/07/2024

Property Type: Unit



10/114 Dodds St SOUTHBANK 3006 (REI)

Agent Comments

 2  1  1

Price: \$720,000

Method: Private Sale

Date: 01/07/2024

Property Type: Apartment



1/32 Adams St SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  -

Price: \$725,000

Method: Private Sale

Date: 21/06/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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