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<br>Including suburb and postcode | 13/37-41 Margaret Street, South Yarra Vic 3141 |

## Indicative selling price

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

Single price $350,000

## Median sale price

Median price $585,000 Property Type Unit Suburb South Yarra

Period - From 04/03/2022 to 03/03/2023 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 | 20/14 Tivoli Rd SOUTH YARRA 3141 | $362,500 | 16/01/2023 |
| 2 | 9/2a Spring St PRAHRAN 3181 | $360,000 | 22/11/2022 |
| 3 | 28/403 Toorak Rd SOUTH YARRA 3141 | $345,000 | 25/02/2023 |

**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: 04/03/2023 09:21

# 13/37-41 Margaret Street, South Yarra Vic 3141



1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$350,000
**Median Unit Price**
04/03/2022 - 03/03/2023: $585,000

## Comparable Properties



**20/14 Tivoli Rd SOUTH YARRA 3141 (REI)**

1 1 1

**Price:** $362,500
**Method:** Private Sale
**Date:** 16/01/2023
**Property Type:** Unit

Agent Comments



**9/2a Spring St PRAHRAN 3181 (REI)**

1 1 1

**Price:** $360,000
**Method:** Private Sale
**Date:** 22/11/2022
**Property Type:** Apartment

Agent Comments



**28/403 Toorak Rd SOUTH YARRA 3141 (REI)**

1 1 1

**Price:** $345,000
**Method:** Sold Before Auction
**Date:** 25/02/2023
**Property Type:** Apartment

Agent Comments

**Account** - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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