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	9/122 Caroline Street, South Yarra Vic 3141

Indicative selling price

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

Single price	$429,000

Median sale price

Median price	$630,000	Property Type	Unit	Suburb	South Yarra
Period - From	01/10/2021	to	30/09/2022	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	8/3 Glover Ct TOORAK 3142	$480,000	24/06/2022
2	2/63 Alexandra Av SOUTH YARRA 3141	$461,000	22/10/2022
3	11/21 Bruce St TOORAK 3142	$400,000	12/10/2022

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: 14/12/2022 12:52

9/122 Caroline Street, South Yarra Vic 3141



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$429,000
Median Unit Price
Year ending September 2022: $630,000

Comparable Properties



8/3 Glover Ct TOORAK 3142 (REI/VG)

1 1 -

Price: $480,000
Method: Sold Before Auction
Date: 24/06/2022
Property Type: Unit

Agent Comments



2/63 Alexandra Av SOUTH YARRA 3141 (REI/VG)

1 1 -

Price: $461,000
Method: Auction Sale
Date: 22/10/2022
Property Type: Unit

Agent Comments



11/21 Bruce St TOORAK 3142 (REI/VG)

1 1 1

Price: $400,000
Method: Private Sale
Date: 12/10/2022
Property Type: Apartment

Agent Comments

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

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