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	2/45 Albion Street, South Yarra Vic 3141

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $620,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2022 to 31/12/2022 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	1/201 Dandenong Rd WINDSOR 3181	$565,000	06/12/2022
2	8/20 Cromwell Rd SOUTH YARRA 3141	$585,000	13/12/2022
3	9/1a Washington St TOORAK 3142	$590,000	21/12/2022

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: 24/02/2023 14:49

2/45 Albion Street, South Yarra Vic 3141



2 -

Rooms: 4
Property Type: Flat

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
December quarter 2022: $620,000

Comparable Properties



1/201 Dandenong Rd WINDSOR 3181 (REI/VG)

2 1 -

Price: $565,000
Method: Private Sale
Date: 06/12/2022
Property Type: Apartment

Agent Comments



8/20 Cromwell Rd SOUTH YARRA 3141 (REI)

2 1 1

Price: $585,000
Method: Private Sale
Date: 13/12/2022
Property Type: Apartment

Agent Comments



9/1a Washington St TOORAK 3142 (VG)

2 - -

Price: $590,000
Method: Sale
Date: 21/12/2022
Property Type: Strata Unit/Flat

Agent Comments

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

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