

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

14/4 Gordon Grove, South Yarra Vic 3141

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$631,500 Property Type Unit Suburb South Yarra

Period - From 07/04/2021 to 06/04/2022 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	15/63 Alexandra Av SOUTH YARRA 3141	\$455,000	07/01/2022
2	27/51 Caroline St SOUTH YARRA 3141	\$482,500	01/03/2022
3	8/67 Lang St SOUTH YARRA 3141	\$460,000	17/03/2022

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:

07/04/2022 14:54



1 1 1 x Under cover

Property Type: Apartment

Agent Comments

Comparable Properties



15/63 Alexandra Av SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$455,000

Method: Private Sale

Date: 07/01/2022

Property Type: Apartment



27/51 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$482,500

Method: Private Sale

Date: 01/03/2022

Property Type: Apartment



8/67 Lang St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$460,000

Method: Private Sale

Date: 17/03/2022

Property Type: Apartment