

# 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

3/33 Alexandra Avenue, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,920,000

&

\$2,100,000

### Median sale price

Median price \$570,000

Property Type Unit

Suburb South Yarra

Period - From 17/09/2018

to

16/09/2019

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	402/8 Murphy St SOUTH YARRA 3141	\$2,500,000	01/05/2019
2	8/3 Washington St TOORAK 3142	\$2,260,000	28/08/2019
3	801/469 St Kilda Rd MELBOURNE 3004	\$1,920,000	22/04/2019

**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:

17/09/2019 17:03



3 2 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,920,000 - \$2,100,000

**Median Unit Price**

17/09/2018 - 16/09/2019: \$570,000

## Comparable Properties



**402/8 Murphy St SOUTH YARRA 3141 (REI)**

Agent Comments

3 3 2

**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 01/05/2019

**Rooms:** 7

**Property Type:** Apartment

**8/3 Washington St TOORAK 3142 (REI)**

Agent Comments

3 2 2

**Price:** \$2,260,000

**Method:** Private Sale

**Date:** 28/08/2019

**Property Type:** Apartment

**801/469 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

3 2 2

**Price:** \$1,920,000

**Method:** Private Sale

**Date:** 22/04/2019

**Property Type:** Apartment