

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

1/44 Albion Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$666,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2021

to 31/12/2021

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	18/49 Walsh St SOUTH YARRA 3141	\$679,999	14/12/2021
2	23/166 Toorak Rd.W SOUTH YARRA 3141	\$620,000	13/09/2021
3	2/21-23 Alexandra Av SOUTH YARRA 3141	\$616,000	22/12/2021

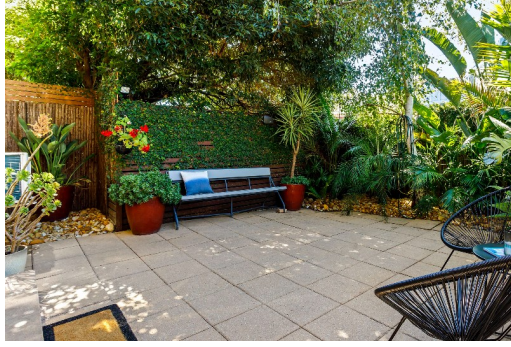
OR

~~**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:

28/01/2022 17:40

1/44 Albion Street, South Yarra Vic 3141



1 1 1

Property Type: Apartment

Land Size: 82 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2021: \$666,000

Comparable Properties



18/49 Walsh St SOUTH YARRA 3141 (VG)

Agent Comments

1 - -

Price: \$679,999

Method: Sale

Date: 14/12/2021

Property Type: Strata Unit/Flat



23/166 Toorak Rd.W SOUTH YARRA 3141 (REI) **Agent Comments**

1 1 1

Price: \$620,000

Method: Private Sale

Date: 13/09/2021

Property Type: Apartment



2/21-23 Alexandra Av SOUTH YARRA 3141 (REI)

Agent Comments

1 1 -

Price: \$616,000

Method: Private Sale

Date: 22/12/2021

Property Type: Apartment

Account - Woodards | P: 03 9347 1755 | F: 03 9347 5447



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