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: 601/72 River Street, South Yarra Vic 3141

Indicative selling price

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

Range between $2,150,000 & $2,350,000

Median sale price

Median price $647,900 Property Type Unit Suburb South Yarra

Period - From 01/07/2021 to 30/09/2021 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	4/1 Marne St SOUTH YARRA 3141	$2,425,000	03/09/2021
2	APT 2/54 Anderson St SOUTH YARRA 3141	$2,200,000	13/08/2021
3			

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: 16/11/2021 16:48

601/72 River Street, South Yarra Vic 3141

KAY&BURTON

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Property Type:
Agent Comments

Indicative Selling Price
$2,150,000 - $2,350,000
Median Unit Price
September quarter 2021: $647,900

Comparable Properties



4/1 Marne St SOUTH YARRA 3141 (REI/VG)

2 2 1

Agent Comments

Price: $2,425,000
Method: Auction Sale
Date: 03/09/2021
Property Type: Apartment



APT 2/54 Anderson St SOUTH YARRA 3141 (REI)

2 2 -

Agent Comments

Price: $2,200,000
Method: Private Sale
Date: 13/08/2021
Property Type: Apartment

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.

REIV THE DIFFERENCE | propertydata.com.au

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