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	7/212 Walsh Street, South Yarra Vic 3141

Indicative selling price

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

Single price $450,000

Median sale price

Median price	$580,000	Property Type	Unit	Suburb	South Yarra
Period - From	01/07/2022	to	30/09/2022	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	408/12 Yarra St SOUTH YARRA 3141	$480,000	11/09/2022
2	2/53 Millswyn St SOUTH YARRA 3141	$455,000	02/10/2022
3	405/52 Darling St SOUTH YARRA 3141	$441,900	18/11/2022

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: 12/12/2022 20:35

7/212 Walsh Street, South Yarra Vic 3141

Dingle Partners

1 -

Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$450,000
Median Unit Price
September quarter 2022: $580,000

Comparable Properties

408/12 Yarra St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $480,000
Method: Private Sale
Date: 11/09/2022
Property Type: Unit

Agent Comments

2/53 Millswyn St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $455,000
Method: Sold Before Auction
Date: 02/10/2022
Property Type: Apartment

Agent Comments

405/52 Darling St SOUTH YARRA 3141 (REI)

1 1 1

Price: $441,900
Method: Sold Before Auction
Date: 18/11/2022
Property Type: Unit

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811

REIV THE DIFFERENCE

propertydata.com.au

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