

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

15/63 Alexandra Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between

\$420,000

 &

\$460,000

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	8/2 Lawson Gr SOUTH YARRA 3141	\$460,000	31/07/2021
2	13/53 Millswyn St SOUTH YARRA 3141	\$450,000	22/10/2021
3	5/87 Caroline St SOUTH YARRA 3141	\$425,000	24/06/2021

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:

25/11/2021 10:58



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Property Type:
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median Unit Price
September quarter 2021: \$647,900

Comparable Properties



8/2 Lawson Gr SOUTH YARRA 3141 (REI)

Agent Comments

1 1 -

Price: \$460,000
Method: Sold Before Auction
Date: 31/07/2021
Property Type: Unit

13/53 Millswyn St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 -

Price: \$450,000
Method: Sold Before Auction
Date: 22/10/2021
Property Type: Apartment



5/87 Caroline St SOUTH YARRA 3141 (REI/VG) Agent Comments

1 1 1

Price: \$425,000
Method: Sold Before Auction
Date: 24/06/2021
Property Type: Unit

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