

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	7/276A Domain Road South Yarra, 3141
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### Indicative selling price

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

Range between	\$620,000 & \$640,000
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### Median sale price

Median price	\$582,499	Property Type	UNIT	Suburb	SOUTH YARRA
Period - From	01-Jan-2023	to	31-Dec-2023	Source	Corelogic

### Comparable property sales

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	7/27 COOLULLAH AVENUE, SOUTH YARRA VIC 3141	\$640,000	18-Oct-2023
2	9/45 CAROLINE STREET, SOUTH YARRA VIC 3141	\$630,000	20-Oct-2023
3	3/504 PUNT ROAD, SOUTH YARRA VIC 3141	\$634,000	20-Sep-2023

This statement of information was prepared on 01-Feb-2024 at 8:51:46 AM EST