

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

201/40 Adams Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$2,700,000 & \$2,970,000

Median sale price

Median price \$2,388,000 Property Type House Suburb South Yarra

Period - From 01/10/2023 to 31/12/2023 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	301/40 Adams St SOUTH YARRA 3141	\$2,970,000	26/08/2023
2	4/112 Walsh St SOUTH YARRA 3141	\$2,850,000	20/10/2023
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: 07/02/2024 19:09



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,970,000

Median House Price

December quarter 2023: \$2,388,000

Comparable Properties



301/40 Adams St SOUTH YARRA 3141 (VG)

Agent Comments

3 - -

Price: \$2,970,000

Method: Sale

Date: 26/08/2023

Property Type: Flat/Unit/Apartment (Res)



4/112 Walsh St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$2,850,000

Method: Sold Before Auction

Date: 20/10/2023

Property Type: Unit

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.

Account - Marshall White | P: 03 9822 9999