

# 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

2501/1 Almeida Crescent, South Yarra Vic 3141

### Indicative selling price

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

Single price

\$1,495,000

### Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2019

to

30/06/2020

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	24/703 Orrong Rd TOORAK 3142	\$1,575,000	13/06/2020
2	3/543a Toorak Rd TOORAK 3142	\$1,460,000	24/06/2020
3	2804/1 Almeida Cr SOUTH YARRA 3141	\$1,400,000	24/06/2020

**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:

17/09/2020 10:36



 2  2  2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$1,495,000

**Median Unit Price**

Year ending June 2020: \$625,000

## Comparable Properties



**24/703 Orrong Rd TOORAK 3142 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$1,575,000

**Method:** Auction Sale

**Date:** 13/06/2020

**Rooms:** 6

**Property Type:** Apartment



**3/543a Toorak Rd TOORAK 3142 (REI/VG)**

**Agent Comments**

 2  2  2

**Price:** \$1,460,000

**Method:** Private Sale

**Date:** 24/06/2020

**Rooms:** 3

**Property Type:** Apartment



**2804/1 Almeida Cr SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

 2  2  2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 24/06/2020

**Rooms:** 4

**Property Type:** Apartment