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	11/95 OSBORNE STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$320,000	&	$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$586,500	Property type	Unit	Suburb	South Yarra
Period-from	01 Jan 2022	to	31 Dec 2022	Source	Corelogic

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 6 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
5/35 PHOENIX STREET SOUTH YARRA VIC 3141	$350,000	04-Sep-22
3/67 LANG STREET SOUTH YARRA VIC 3141	$333,000	02-Nov-22
611/7 CLAREMONT STREET SOUTH YARRA VIC 3141	$332,000	01-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 31 January 2023

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5/35 PHOENIX STREET SOUTH YARRA VIC 3141

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Sold Price **$350,000** Sold Date **04-Sep-22**

Distance **0.15km**



3/67 LANG STREET SOUTH YARRA VIC 3141

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Sold Price RS **$333,000** UN Sold Date **02-Nov-22**

Distance **0.18km**



611/7 CLAREMONT STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price **$332,000** Sold Date **01-Aug-22**

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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