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	9/4 Witchwood Close, South Yarra Vic 3141

Indicative selling price

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

Range between $295,000 & $320,000

Median sale price

Median price $573,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2023 to 30/06/2024 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.

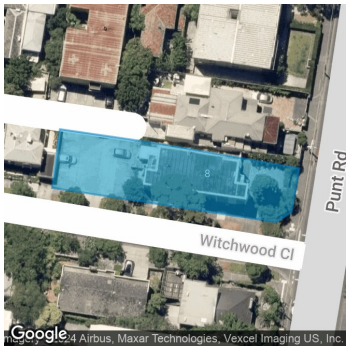
	Address of comparable property	Price	Date of sale
1	6/4 Witchwood Cl SOUTH YARRA 3141	$285,000	23/06/2024
2	5/951 Punt Rd SOUTH YARRA 3141	$315,000	29/05/2024
3	5/52 Caroline St SOUTH YARRA 3141	$320,000	21/05/2024

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: 23/07/2024 17:20

9/4 Witchwood Close, South Yarra Vic 3141



1 -

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$295,000 - $320,000
Median Unit Price
Year ending June 2024: $573,000

Comparable Properties

6/4 Witchwood Cl SOUTH YARRA 3141 (REI)

1 1 1

Price: $285,000
Method: Private Sale
Date: 23/06/2024
Property Type: Apartment

Agent Comments

5/951 Punt Rd SOUTH YARRA 3141 (REI)

1 1 1

Price: $315,000
Method: Private Sale
Date: 29/05/2024
Property Type: Apartment

Agent Comments

5/52 Caroline St SOUTH YARRA 3141 (VG)

1 - -

Price: $320,000
Method: Sale
Date: 21/05/2024
Property Type: Strata Unit/Flat

Agent Comments

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614

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