

# 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

105/1 Roy Street, Melbourne Vic 3004

### Indicative selling price

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

Range between \$465,000 & \$510,000

### Median sale price

Median price \$530,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 31/12/2022 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	302/53-61 Toorak Rd SOUTH YARRA 3141	\$490,000	30/08/2022
2	302/57 Toorak Rd SOUTH YARRA 3141	\$490,000	31/08/2022
3	1613/450 St Kilda Rd MELBOURNE 3004	\$481,000	07/11/2022

**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:

21/02/2023 16:28



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**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 2333 sqm approx

Agent Comments

**Indicative Selling Price**

\$465,000 - \$510,000

**Median Unit Price**

December quarter 2022: \$530,000

## Comparable Properties



**302/53-61 Toorak Rd SOUTH YARRA 3141 (REI)**

Agent Comments

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**Price:** \$490,000**Method:** Private Sale**Date:** 30/08/2022**Property Type:** Unit

**302/57 Toorak Rd SOUTH YARRA 3141 (VG)**

Agent Comments

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**Price:** \$490,000**Method:** Sale**Date:** 31/08/2022**Property Type:** Strata Unit/Flat

**1613/450 St Kilda Rd MELBOURNE 3004 (VG)**

Agent Comments

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**Price:** \$481,000**Method:** Sale**Date:** 07/11/2022**Property Type:** Subdivided Flat - Single OYO Flat

Account - Cayzer | P: 03 9699 5999