

### 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 **8/1 Mona Place South Yarra Vic 3141**  
Including suburb and  
Postcode

### Indicative selling price

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

Range between \$490,000 & \$510,000

### Median sale price

Median price \$500,00 Apartment X Unit Suburb South Yarra

Period – From 18/04/2019 to 12/08/2021 Source REIV

### Comparable property sales (“Delete A or B below as applicable”)

A These are the three properties sold within two kilometre of the property for sale in the last 2 years 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	2/1 Mona Place South Yarra	\$475,000	18/04/2019
2	2/38 Arnold Street South Yarra	\$552,000	18/08/2021
3	17/45 Kensington Road South Yarra	\$410,000	12/08/2021