

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 8/16 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$505,000 House Unit X Suburb South Yarra

Period - From 01/01/2019 to 31/03/2019 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	5/10 Affleck St SOUTH YARRA 3141	\$395,000	07/03/2019
2	7/2a Burnie St TOORAK 3142	\$395,000	23/03/2019
3	207/12 Yarra St SOUTH YARRA 3141	\$380,000	04/12/2018

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.



Rooms:

Property Type: Strata Unit/Flat

[Agent Comments](#)

Indicative Selling Price

\$395,000

Median Unit Price

March quarter 2019: \$505,000

Comparable Properties



5/10 Affleck St SOUTH YARRA 3141 (REI)

[Agent Comments](#)



Price: \$395,000

Method: Sold Before Auction

Date: 07/03/2019

Rooms: -

Property Type: Apartment



7/2a Burnie St TOORAK 3142 (REI)

[Agent Comments](#)



Price: \$395,000

Method: Auction Sale

Date: 23/03/2019

Rooms: 2

Property Type: Apartment



207/12 Yarra St SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)



Price: \$380,000

Method: Private Sale

Date: 04/12/2018

Rooms: -

Property Type: Apartment