

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

12/22 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$560,000

Median sale price

Median price \$657,500

Property Type Unit

Suburb South Yarra

Period - From 01/10/2020

to 31/12/2020

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	1105/229 Toorak Rd SOUTH YARRA 3141	\$560,000	02/11/2020
2	915/32 Bray St SOUTH YARRA 3141	\$560,000	09/11/2020
3	4/29 Hardy St SOUTH YARRA 3141	\$560,000	31/10/2020

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:

30/03/2021 12:11



2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$560,000

Median Unit Price

December quarter 2020: \$657,500

Comparable Properties



1105/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 02/11/2020

Property Type: Apartment



915/32 Bray St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 09/11/2020

Rooms: 3

Property Type: Apartment



4/29 Hardy St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Auction Sale

Date: 31/10/2020

Property Type: Apartment