

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

5/18 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$637,250

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2020

to

31/03/2021

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	4/4 Davidson St SOUTH YARRA 3141	\$600,000	24/03/2021
2	405/36-38 DARLING St SOUTH YARRA 3141	\$590,000	26/03/2021
3	7/2a Dobson St SOUTH YARRA 3141	\$580,000	06/03/2021

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:

05/05/2021 09:57

5/18 Darling Street, South Yarra Vic 3141



Jason C Swift

9584 6500

0417 055 702

jswift@hodges.com.au

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending March 2021: \$637,250



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



4/4 Davidson St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 24/03/2021

Property Type: Apartment



405/36-38 DARLING St SOUTH YARRA 3141 (REI)

Agent Comments

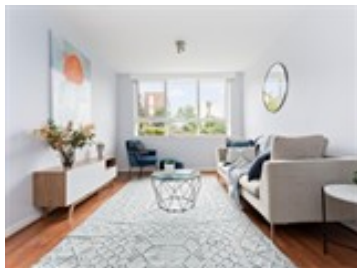


Price: \$590,000

Method: Sold Before Auction

Date: 26/03/2021

Property Type: Apartment



7/2a Dobson St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$580,000

Method: Auction Sale

Date: 06/03/2021

Property Type: Apartment

Account - Hodges | P: 03 95846500 | F: 03 95848216



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.