

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

2/10 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$850,000

&

\$935,000

Median sale price

Median price

\$591,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2023

to

30/06/2023

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	201/10 Bond St SOUTH YARRA 3141	\$950,000	10/07/2023
2	7/15 Cromwell Rd SOUTH YARRA 3141	\$950,000	23/05/2023
3	12/63 Darling St SOUTH YARRA 3141	\$935,000	12/08/2023

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:

13/09/2023 15:08

2/10 Darling Street, South Yarra Vic 3141



Andrew James
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Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

June quarter 2023: \$591,000



2 1 1

Rooms: 3

Property Type: Strata Dwelling

Agent Comments

Comparable Properties



201/10 Bond St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 2 1

Price: \$950,000

Method: Private Sale

Date: 10/07/2023

Property Type: Apartment



7/15 Cromwell Rd SOUTH YARRA 3141 (VG) **Agent Comments**

2 - -

Price: \$950,000

Method: Sale

Date: 23/05/2023

Property Type: Strata Unit/Flat



12/63 Darling St SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 -

Price: \$935,000

Method: Auction Sale

Date: 12/08/2023

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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