

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

9/17-21 Tivoli Place, South Yarra Vic 3141

Indicative selling price

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

Range between

\$500,000

&

\$550,000

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	4/7 Davidson St SOUTH YARRA 3141	\$500,000	27/05/2021
2	12/38 Kensington Rd SOUTH YARRA 3141	\$550,000	10/04/2021
3	45/32 Queens Rd MELBOURNE 3004	\$527,500	01/04/2021

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:

10/06/2021 09:30

9/17-21 Tivoli Place, South Yarra Vic 3141



Phoebe Hnarakis

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending March 2021: \$637,250



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/7 Davidson St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$500,000

Method: Sold Before Auction

Date: 27/05/2021

Property Type: Apartment



12/38 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$550,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Apartment



45/32 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$527,500

Method: Private Sale

Date: 01/04/2021

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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.