

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

10/25 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2020

to 30/06/2021

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	405/36 Darling St SOUTH YARRA 3141	\$590,000	25/03/2021
2	1/49 Osborne St SOUTH YARRA 3141	\$580,000	20/03/2021
3			

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.~~

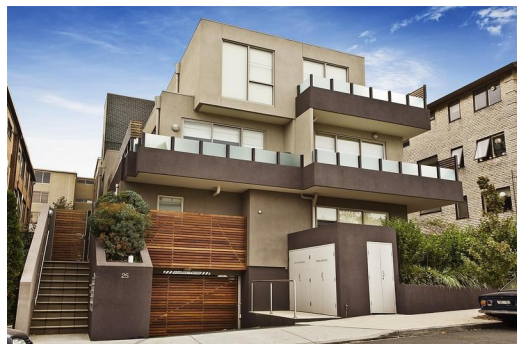
This Statement of Information was prepared on:

25/07/2021 13:57

10/25 Darling Street, South Yarra Vic 3141



Simon Dale
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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$595,000

Median Unit Price
Year ending June 2021: \$645,000

Comparable Properties

405/36 Darling St SOUTH YARRA 3141 (VG)

Agent Comments

 1  -  -

Price: \$590,000
Method: Sale
Date: 25/03/2021
Property Type: Strata Unit/Flat



1/49 Osborne St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1  1  1

Price: \$580,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Apartment

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.

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.