

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 10/9 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$620,000

Median sale price

Median price \$615,000 House Unit X Suburb South Yarra

Period - From 01/01/2017 to 31/12/2017 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	803N/229 Toorak Rd SOUTH YARRA 3141	\$635,000	20/12/2017
2	615/8 Daly St SOUTH YARRA 3141	\$631,000	23/10/2017
3	1905N/229 Toorak Rd SOUTH YARRA 3141	\$615,000	27/11/2017

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments
With Storage Cage

Indicative Selling Price
\$620,000
Median Unit Price
Year ending December 2017: \$615,000

Comparable Properties



803N/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments

2 2 1

Has extra bathroom

Price: \$635,000
Method: Private Sale
Date: 20/12/2017
Rooms: 5
Property Type: Apartment



615/8 Daly St SOUTH YARRA 3141 (REI) Agent Comments

2 2 1

Has extra bathroom

Price: \$631,000
Method: Private Sale
Date: 23/10/2017
Rooms: 3
Property Type: Apartment



1905N/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments

2 1 1

Price: \$615,000
Method: Private Sale
Date: 27/11/2017
Rooms: -
Property Type: Apartment