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	7/34 Tivoli Road, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$550,000	&	\$600,000
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Median sale price

Median price	\$600,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/07/2024	to	30/09/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	17/27 Wallace Av TOORAK 3142	\$565,000	25/09/2024
2	4/120 Caroline St SOUTH YARRA 3141	\$580,000	29/07/2024
3	5/256 Williams Rd TOORAK 3142	\$560,000	07/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/11/2024 10:08









Property Type: Townhouse

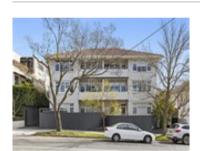
(Single)

Land Size: 54 sqm approx

Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price September quarter 2024: \$600,000

Comparable Properties



17/27 Wallace Av TOORAK 3142 (REI/VG)

1

1

a 1

Price: \$565,000 Method: Private Sale Date: 25/09/2024 Property Type: Unit Agent Comments

4/120 Caroline St SOUTH YARRA 3141 (REI/VG)

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1







Price: \$580,000

Method: Sold Before Auction

Date: 29/07/2024 Property Type: Unit Agent Comments



5/256 Williams Rd TOORAK 3142 (REI/VG)

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1



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Price: \$560,000 **Method:** Private Sale **Date:** 07/06/2024

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



