

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

23/100 Commercial Road South Yarra VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

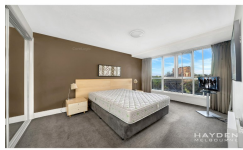
Date of sale

209/52 Darling Street South Yarra VIC 3141	\$370,000	22-Apr-21
9/219 Williams Road South Yarra VIC 3141	\$365,000	26-Feb-21
24/273 Williams Road South Yarra VIC 3141	\$375,000	10-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 09 June 2021



**209/52 Darling Street South Yarra
VIC 3141**

 1  1  1

Sold Price

^{RS} **\$370,000**

Sold Date

22-Apr-21

Distance

1.29km



**9/219 Williams Road South Yarra
VIC 3141**

 1  1  1

Sold Price

\$365,000

Sold Date

26-Feb-21

Distance

1.66km



**24/273 Williams Road South Yarra
VIC 3141**

 1  1  1

Sold Price

\$375,000

Sold Date

10-Apr-21

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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