

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

204/10 Bond Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$970,000

&

\$1,020,000

Median sale price

Median price

\$591,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2023

to

30/06/2023

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	201/10 Bond St SOUTH YARRA 3141	\$950,000	10/07/2023
2	8/1 York St PRAHRAN 3181	\$975,000	21/07/2023
3	1401/665 Chapel St SOUTH YARRA 3141	\$1,000,000	31/07/2023

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:

04/09/2023 11:36

204/10 Bond Street, South Yarra Vic 3141



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$970,000 - \$1,020,000

Median Unit Price

June quarter 2023: \$591,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



201/10 Bond St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 2 1

Price: \$950,000

Method: Private Sale

Date: 10/07/2023

Property Type: Apartment



8/1 York St PRAHRAN 3181 (REI) **Agent Comments**

2 2 1

Price: \$975,000

Method: Private Sale

Date: 21/07/2023

Property Type: Townhouse (Single)



1401/665 Chapel St SOUTH YARRA 3141 (REI) **Agent Comments**

2 2 2

Price: \$1,000,000

Method: Private Sale

Date: 31/07/2023

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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