

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

G5/52 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$585,500

House

Unit

X

Suburb

South Yarra

Period - From

01/01/2018

to

31/12/2018

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	T510/348 St Kilda Rd MELBOURNE 3004	\$360,000	10/11/2018
2	lg7/52 Darling St SOUTH YARRA 3141	\$360,000	27/08/2018
3	102/52 Darling St SOUTH YARRA 3141	\$330,000	01/08/2018

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.



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000
Median Unit Price
Year ending December 2018: \$585,500

Comparable Properties



T510/348 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**



Price: \$360,000
Method: Auction Sale
Date: 10/11/2018
Rooms: -
Property Type: Apartment



Ig7/52 Darling St SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$360,000
Method: Private Sale
Date: 27/08/2018
Rooms: -
Property Type: Apartment



102/52 Darling St SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$330,000
Method: Private Sale
Date: 01/08/2018
Rooms: -
Property Type: Apartment