

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

13/14 Tivoli Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$329,000

Median sale price

Median price \$574,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2023

to 30/09/2024

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	8/34 Mathoura Rd TOORAK 3142	\$315,000	15/11/2024
2	8/37 Margaret St SOUTH YARRA 3141	\$310,000	24/10/2024
3	32/43 Caroline St SOUTH YARRA 3141	\$315,000	28/08/2024

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:

30/12/2024 04:29



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$329,000
Median Unit Price
Year ending September 2024: \$574,000

Comparable Properties



8/34 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

 1  1  -

Price: \$315,000
Method: Private Sale
Date: 15/11/2024
Property Type: Apartment



8/37 Margaret St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1  1  1

Price: \$310,000
Method: Private Sale
Date: 24/10/2024
Property Type: Apartment



32/43 Caroline St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1  1  -

Price: \$315,000
Method: Private Sale
Date: 28/08/2024
Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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