

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

109/52 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$410,000

&

\$450,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2019

to

31/12/2019

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	13/9 Darling St SOUTH YARRA 3141	\$460,000	20/12/2019
2	5/16 Darling St SOUTH YARRA 3141	\$431,000	20/12/2019
3	4/51 Murphy St SOUTH YARRA 3141	\$425,000	29/02/2020

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:

26/03/2020 08:09



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Property Type: Apartment
Land Size: 1533 sqm approx
Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

Year ending December 2019: \$580,000

Comparable Properties



13/9 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$460,000
Method: Private Sale
Date: 20/12/2019
Rooms: 2
Property Type: Apartment



5/16 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$431,000
Method: Private Sale
Date: 20/12/2019
Property Type: Apartment



4/51 Murphy St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$425,000
Method: Auction Sale
Date: 29/02/2020
Rooms: 2
Property Type: Apartment