

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

14/100 Commercial Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$657,500

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2020

to

31/12/2020

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	11/221 Dandenong Rd PRAHRAN 3181	\$671,000	27/03/2021
2	12/27-29 York St ST KILDA WEST 3182	\$665,000	04/02/2021
3	17/57 Darling St SOUTH YARRA 3141	\$654,000	13/03/2021

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:

15/04/2021 08:29



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000

Median Unit Price

December quarter 2020: \$657,500

Comparable Properties



11/221 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$671,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Unit



12/27-29 York St ST KILDA WEST 3182 (REI)

Agent Comments

2 1 1

Price: \$665,000

Method: Private Sale

Date: 04/02/2021

Property Type: Apartment



17/57 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$654,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Apartment