

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

306/52 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$627,500 Property Type Unit Suburb South Yarra

Period - From 01/01/2020 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	401/8 Garden St SOUTH YARRA 3141	\$655,000	30/10/2020
2	11/18-20 Walsh St SOUTH YARRA 3141	\$625,000	21/12/2020
3	6/14-20 Tivoli PI SOUTH YARRA 3141	\$620,000	19/10/2020

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:

16/01/2021 09:21



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$620,000 - \$660,000

Median Unit Price

Year ending December 2020: \$627,500

Comparable Properties



401/8 Garden St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$655,000

Method: Auction Sale

Date: 30/10/2020

Property Type: Apartment



11/18-20 Walsh St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$625,000

Method: Sold Before Auction

Date: 21/12/2020

Property Type: Apartment



6/14-20 Tivoli PI SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$620,000

Method: Sold Before Auction

Date: 19/10/2020

Property Type: Apartment