# 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 betweer	\$620,000		&		\$660,000				
Median sale p	rice								
Median price	\$627,500	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Ade	dress 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)



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

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments