## 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

6/48 Darling Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$573,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/07/2023	to	30/06/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	57/108 Greville St PRAHRAN 3181	\$700,000	06/07/2024
2	3/35 Simmons St SOUTH YARRA 3141	\$710,000	17/04/2024
3	82/108 Greville St PRAHRAN 3181	\$732,000	15/02/2024

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:

14/08/2024 17:54









**Property Type:** Apartment **Land Size:** 70 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median Unit Price Year ending June 2024: \$573,000

# **Comparable Properties**



57/108 Greville St PRAHRAN 3181 (REI/VG)

Price: \$700,000 Method: Auction Sale Date: 06/07/2024 Property Type: Unit

\$700,000



3/35 Simmons St SOUTH YARRA 3141 (REI/VG)

Agent Comments

Agent Comments

Agent Comments

**Price:** \$710,000 **Method:** Private Sale **Date:** 17/04/2024

Property Type: Apartment



82/108 Greville St PRAHRAN 3181 (REI/VG)



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Price: \$732,000 Method: Sold Before Auction Date: 15/02/2024 Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



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