

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

5/57 DARLING STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 6 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

33/30 MURPHY STREET SOUTH YARRA VIC 3141	\$650,000	23-Jan-23
22/51 CAROLINE STREET SOUTH YARRA VIC 3141	\$700,000	22-Oct-22
12/45 CAROLINE STREET SOUTH YARRA VIC 3141	\$675,000	04-Feb-23

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 6 months.

This Statement of Information was prepared on: 18 April 2023



**33/30 MURPHY STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price **\$650,000** Sold Date **23-Jan-23**

Distance **0.29km**



**22/51 CAROLINE STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price **\$700,000** Sold Date **22-Oct-22**

Distance **0.42km**



**12/45 CAROLINE STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price **\$675,000** Sold Date **04-Feb-23**

Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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