

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

G11/52 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$587,000

House

Unit

X

Suburb

South Yarra

Period - From

01/10/2018

to

31/12/2018

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	12/4-6 Powell St SOUTH YARRA 3141	\$400,000	14/02/2019
2	7/27 Sherwood St RICHMOND 3121	\$391,000	16/02/2019
3	302/8 Howard St RICHMOND 3121	\$375,000	06/02/2019

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



12/4-6 Powell St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 14/02/2019

Rooms: -

Property Type: Apartment



7/27 Sherwood St RICHMOND 3121 (REI)

Agent Comments



Price: \$391,000

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: Apartment



302/8 Howard St RICHMOND 3121 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 06/02/2019

Rooms: 2

Property Type: Apartment