

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

5/12 Tivoli Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$310,000

&

\$340,000

Median sale price

Median price

\$570,000

House

Unit

X

Suburb

South Yarra

Period - From

01/04/2018

to

31/03/2019

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	2/23 Tivoli Rd SOUTH YARRA 3141	\$345,000	09/02/2019
2	18/393 Toorak Rd SOUTH YARRA 3141	\$340,000	27/02/2019
3	7/35 Fitzgerald St SOUTH YARRA 3141	\$330,008	07/12/2018

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.



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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$310,000 - \$340,000
Median Unit Price
Year ending March 2019: \$570,000

Comparable Properties



2/23 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$345,000
Method: Auction Sale
Date: 09/02/2019
Rooms: 2
Property Type: Apartment



18/393 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 -

Price: \$340,000
Method: Private Sale
Date: 27/02/2019
Rooms: 2
Property Type: Apartment



7/35 Fitzgerald St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$330,008
Method: Private Sale
Date: 07/12/2018
Rooms: -
Property Type: Apartment