

## 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

102/52 Darling Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$320,000

#### Median sale price

Median price

\$655,000

House

Unit

X

Suburb

South Yarra

Period - From

01/04/2018

to

30/06/2018

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 | 12/26-28 Darling St SOUTH YARRA 3141 | \$381,000 | 04/04/2018   |
| 2 | 302/52 Darling St SOUTH YARRA 3141   | \$340,000 | 06/07/2018   |
| 3 | 109/52 Darling St SOUTH YARRA 3141   | \$320,000 | 28/06/2018   |

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.



1  
 -  

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$320,000

**Median Unit Price**

June quarter 2018: \$655,000

## Comparable Properties

**12/26-28 Darling St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

1  
 1  
 1

**Price:** \$381,000

**Method:** Sold Before Auction

**Date:** 04/04/2018

**Rooms:** -

**Property Type:** Apartment



**302/52 Darling St SOUTH YARRA 3141 (REI)**

**Agent Comments**

1  
 1  
 1

**Price:** \$340,000

**Method:** Private Sale

**Date:** 06/07/2018

**Rooms:** 3

**Property Type:** Apartment



**109/52 Darling St SOUTH YARRA 3141 (REI)**

**Agent Comments**

1  
 1  
 1

**Price:** \$320,000

**Method:** Private Sale

**Date:** 28/06/2018

**Rooms:** 3

**Property Type:** Apartment