

# 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

202/10 Bond 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)

Range between \$890,000 & \$950,000

### Median sale price

Median price \$592,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2022 to 30/09/2023 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	511/243 Toorak Rd SOUTH YARRA 3141	\$950,000	04/12/2023
2	202/243 Toorak Rd SOUTH YARRA 3141	\$900,000	30/10/2023
3	303/525 High St PRAHRAN 3181	\$900,000	18/11/2023

**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:

19/12/2023 09:54



**Property Type:**

**Agent Comments**

## Comparable Properties



511/243 Toorak Rd SOUTH YARRA 3141 (REI)

**Agent Comments**



**Price:** \$950,000

**Method:** Private Sale

**Date:** 04/12/2023

**Property Type:** Apartment



202/243 Toorak Rd SOUTH YARRA 3141 (VG)

**Agent Comments**



**Price:** \$900,000

**Method:** Sale

**Date:** 30/10/2023

**Property Type:** Strata Unit/Flat



303/525 High St PRAHRAN 3181 (REI)

**Agent Comments**



**Price:** \$900,000

**Method:** Private Sale

**Date:** 18/11/2023

**Property Type:** Apartment