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									
Range betweer	\$890,000		&		\$950,000				
Median sale pi	rice								
Median price	\$592,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ado	dress 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



202/10 Bond Street, South Yarra Vic 3141







Property Type: Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$890,000 - \$950,000 Median Unit Price Year ending September 2023: \$592,000

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) Ag

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

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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