

## 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

20/274 Domain Road 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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

19/403 Toorak Road South Yarra VIC 3141	\$410,000	17-Aug-19
2/43 Caroline Street South Yarra VIC 3141	\$420,174	17-Jul-19
9/7A Motherwell Street South Yarra VIC 3141	\$425,000	03-May-19

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 6 months.~~

This Statement of Information was prepared on: 25 October 2019

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**19/403 Toorak Road South Yarra  
VIC 3141**

Sold Price

RS

**\$410,000**

Sold Date

**17-Aug-19**

1

1

1

Distance

**1.38km**



**2/43 Caroline Street South Yarra  
VIC 3141**

Sold Price

**\$420,174**

Sold Date

**17-Jul-19**

1

1

1

Distance

**0.42km**



**9/7A Motherwell Street South Yarra  
VIC 3141**

Sold Price

**\$425,000**

Sold Date

**03-May-19**

1

1

1

Distance

**1.4km**

RS = Recent sale

UN = Undisclosed Sale

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