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	101/10 Bond Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$890,000	&	\$950,000
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Median sale price

Median price	\$592,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/04/2023	to	31/03/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	202/10 Bond St SOUTH YARRA 3141	\$900,000	02/01/2024
2	3/39 Tintern Av TOORAK 3142	\$921,000	06/12/2023
3	511/243 Toorak Rd SOUTH YARRA 3141	\$950,000	04/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/04/2024 17:46
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Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

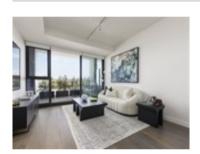
> Indicative Selling Price \$890,000 - \$950,000 Median Unit Price Year ending March 2024: \$592,000



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Property Type: Apartment Agent Comments

Comparable Properties



202/10 Bond St SOUTH YARRA 3141 (REI/VG)

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Price: \$900,000 Method: Private Sale Date: 02/01/2024

Property Type: Apartment

Agent Comments



3/39 Tintern Av TOORAK 3142 (REI/VG)

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Price: \$921,000 Method: Auction Sale Date: 06/12/2023 Property Type: Unit Agent Comments



511/243 Toorak Rd SOUTH YARRA 3141

(REI/VG)

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Price: \$950,000 **Method:** Private Sale **Date:** 04/12/2023

Property Type: Apartment

Agent Comments

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



