

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

101/10 Bond Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see 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 01/04/2023 to 31/03/2024 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	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 comparable properties 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



Property Type: Apartment

Agent Comments

Comparable Properties



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



Price: \$900,000

Method: Private Sale

Date: 02/01/2024

Property Type: Apartment



3/39 Tintern Av TOORAK 3142 (REI/VG) **Agent Comments**



Price: \$921,000

Method: Auction Sale

Date: 06/12/2023

Property Type: Unit



511/243 Toorak Rd SOUTH YARRA 3141 (REI/VG) **Agent Comments**



Price: \$950,000

Method: Private Sale

Date: 04/12/2023

Property Type: Apartment