Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	103/10 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	\$900,000	&	\$975,000
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Median sale price

Median price	\$603,750	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	202/10 Bond St SOUTH YARRA 3141	\$900,000	02/01/2024
2	313/499 St Kilda Rd MELBOURNE 3004	\$955,000	06/12/2023
3	204/10 Bond St SOUTH YARRA 3141	\$970,000	03/10/2023

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:	31/01/2024 11:29





Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

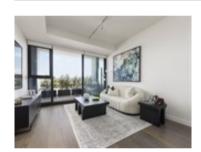
> **Indicative Selling Price** \$900,000 - \$975,000 **Median Unit Price** December quarter 2023: \$603,750



Property Type: Apartment

Agent Comments

Comparable Properties



202/10 Bond St SOUTH YARRA 3141 (REI)



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

Property Type: Apartment

Agent Comments



313/499 St Kilda Rd MELBOURNE 3004 (REI)







Agent Comments

Agent Comments

Price: \$955,000 Method: Private Sale Date: 06/12/2023

Property Type: Apartment



204/10 Bond St SOUTH YARRA 3141 (REI/VG)





Price: \$970.000 Method: Private Sale Date: 03/10/2023

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Property Type: Apartment

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



