## 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

12/14 Tivoli Road, South Yarra Vic 3141

## Indicative selling price

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

Single price \$370,000

#### Median sale price

Median price	\$591,000	Pro	perty Type Unit	i		Suburb	South Yarra
Period - From	01/04/2023	to	30/06/2023	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.

Add	dress of comparable property	Price	Date of sale
1	10/2a Washington St TOORAK 3142	\$385,000	23/08/2023
2	9/77 Park St SOUTH YARRA 3141	\$370,000	22/08/2023
3	11/14 Tivoli Rd SOUTH YARRA 3141	\$350,000	25/05/2023

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:

21/09/2023 10:21





Khom Falla 0497 282 260





Rooms: 3 Property Type: Apartment Agent Comments

**Indicative Selling Price** \$370,000 **Median Unit Price** June quarter 2023: \$591,000

# **Comparable Properties**



10/2a Washington St TOORAK 3142 (REI)



Price: \$385,000 Method: Sold Before Auction Date: 23/08/2023 Property Type: Apartment

Agent Comments



9/77 Park St SOUTH YARRA 3141 (REI)

Agent Comments





Price: \$370,000 Method: Private Sale Date: 22/08/2023 Property Type: Unit

11/14 Tivoli Rd SOUTH YARRA 3141 (REI/VG) Agent Comments





Price: \$350.000 Method: Sold Before Auction Date: 25/05/2023 Property Type: Unit

#### Account - Jellis Craig | P: 98305966



propertydata

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