

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 this price see consumer.vic.gov.au/underquoting

Single price \$370,000

Median sale price

Median price \$591,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2023

to 30/06/2023

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	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



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)

Agent Comments



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



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