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	2/276 Domain Road, 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	\$450,000	&	\$490,000

Median sale price

Median price \$596,000	Property Type Un	it Su	uburb South Yarra
Period - From 01/01/2023	to 31/12/2023	Source RE	EIV

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

Address of comparable property		Price	Date of sale
1	20/63 Alexandra Av SOUTH YARRA 3141	\$493,500	24/02/2024
2	12/17 Darling St SOUTH YARRA 3141	\$460,000	07/10/2023
3	6/513 Punt Rd SOUTH YARRA 3141	\$450,000	06/03/2024

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:	15/03/2024 15:17









Indicative Selling Price \$450,000 - \$490,000 **Median Unit Price** Year ending December 2023: \$596,000

Comparable Properties

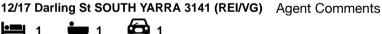


20/63 Alexandra Av SOUTH YARRA 3141 (REI) Agent Comments

Price: \$493,500 Method: Auction Sale Date: 24/02/2024

Property Type: Apartment





Price: \$460,000 Method: Auction Sale Date: 07/10/2023

Property Type: Apartment



6/513 Punt Rd SOUTH YARRA 3141 (REI)

Price: \$450.000 Method: Private Sale Date: 06/03/2024

Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



