Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/10 Darling Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$890,000		&		\$950,000				
Median sale p	rice								
Median price	\$603,750	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	202/10 Bond St SOUTH YARRA 3141	\$900,000	02/01/2024
2	401/99 River St SOUTH YARRA 3141	\$945,000	12/09/2023
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.

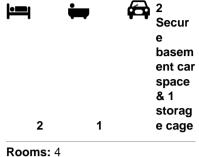
This Statement of Information was prepared on:

14/02/2024 10:36









Property Type: Apartment (Res) Agent Comments Indicative Selling Price \$890,000 - \$950,000 Median Unit Price December quarter 2023: \$603,750

Comparable Properties



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





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Price: \$950,000 Method: Private Sale Date: 04/12/2023 Property Type: Apartment

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





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