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	8/22 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Single price $565,000

Median sale price

Median price $633,750 Property Type Unit Suburb South Yarra

Period - From 02/12/2020 to 01/12/2021 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	10/51 Union St WINDSOR 3181	$569,000	04/08/2021
2	16/425 Toorak Rd TOORAK 3142	$561,000	16/10/2021
3	19/55 Union St WINDSOR 3181	$561,000	27/07/2021

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: 02/12/2021 12:41

8/22 Darling Street, South Yarra Vic 3141



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$565,000
Median Unit Price
02/12/2020 - 01/12/2021: $633,750

Comparable Properties



10/51 Union St WINDSOR 3181 (REI/VG)

2 1 1

Price: $569,000
Method: Sold Before Auction
Date: 04/08/2021
Rooms: 3
Property Type: Apartment

Agent Comments



16/425 Toorak Rd TOORAK 3142 (REI/VG)

2 1 1

Price: $561,000
Method: Auction Sale
Date: 16/10/2021
Property Type: Unit

Agent Comments



19/55 Union St WINDSOR 3181 (VG)

2 - -

Price: $561,000
Method: Sale
Date: 27/07/2021
Property Type: Strata Unit/Flat

Agent Comments

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

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