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	6/10 Affleck Street, South Yarra Vic 3141

Indicative selling price

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

Single price $379,000

Median sale price

Median price $630,000 Property Type Unit Suburb South Yarra

Period - From 23/09/2020 to 22/09/2021 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	24/273 Williams Rd SOUTH YARRA 3141	$375,000	09/04/2021
2	9/35 Fitzgerald St SOUTH YARRA 3141	$375,000	20/09/2021
3	9/55 Surrey Rd SOUTH YARRA 3141	$395,000	15/04/2021

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: 23/09/2021 20:14

6/10 Affleck Street, South Yarra Vic 3141



1 1

Property Type: Apartment
Land Size: 50sqm (Approx.) sqm approx

Agent Comments

Indicative Selling Price
$379,000
Median Unit Price
23/09/2020 - 22/09/2021: $630,000

Comparable Properties



24/273 Williams Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $375,000
Method: Sold Before Auction
Date: 09/04/2021
Property Type: Apartment
Land Size: 40 sqm approx

Agent Comments



9/35 Fitzgerald St SOUTH YARRA 3141 (REI)

1 1 1

Price: $375,000
Method: Private Sale
Date: 20/09/2021
Property Type: Unit

Agent Comments



9/55 Surrey Rd SOUTH YARRA 3141 (REI/VG)

1 1 -

Price: $395,000
Method: Private Sale
Date: 15/04/2021
Property Type: Apartment

Agent Comments

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

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