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	13 Tivoli Road, South Yarra Vic 3141

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,195,000 Property Type House Suburb South Yarra

Period - From 17/08/2020 to 16/08/2021 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	34f Palermo St SOUTH YARRA 3141	$2,360,000	24/06/2021
2	6 Ellerslie Pl TOORAK 3142	$2,350,000	01/05/2021
3	6 Victoria Tce SOUTH YARRA 3141	$2,300,000	16/04/2021

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: 17/08/2021 16:29

13 Tivoli Road, South Yarra Vic 3141



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
17/08/2020 - 16/08/2021: $2,195,000

Comparable Properties



34f Palermo St SOUTH YARRA 3141 (REI)

3 2 2

Price: $2,360,000
Method: Private Sale
Date: 24/06/2021
Property Type: Townhouse (Res)

Agent Comments



6 Ellerslie Pl TOORAK 3142 (REI)

3 2 2

Price: $2,350,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)

Agent Comments



6 Victoria Tce SOUTH YARRA 3141 (REI/VG)

3 2 4

Price: $2,300,000
Method: Private Sale
Date: 16/04/2021
Property Type: House

Agent Comments

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

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