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	107/8 Bond Street, South Yarra Vic 3141

Indicative selling price

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

Single price $415,000

Median sale price

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

Period - From 24/11/2020 to 23/11/2021 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	203/8 Howard St RICHMOND 3121	$410,000	15/06/2021
2	1412/568 St Kilda Rd MELBOURNE 3004	$408,000	17/09/2021
3	505/13-15 Grattan St PRAHRAN 3181	$400,000	31/05/2021

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: 24/11/2021 09:34

107/8 Bond Street, South Yarra Vic 3141



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$415,000
Median Unit Price
24/11/2020 - 23/11/2021: $633,750

Comparable Properties



203/8 Howard St RICHMOND 3121 (REI/VG)

1 1 1

Price: $410,000
Method: Sold Before Auction
Date: 15/06/2021
Property Type: Apartment

Agent Comments



1412/568 St Kilda Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $408,000
Method: Private Sale
Date: 17/09/2021
Property Type: Apartment

Agent Comments



505/13-15 Grattan St PRAHRAN 3181 (REI)

1 1 1

Price: $400,000
Method: Private Sale
Date: 31/05/2021
Property Type: Apartment

Agent Comments

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

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