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	5/276a Domain Road, South Yarra Vic 3141

Indicative selling price

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

Single price $395,000

Median sale price

Median price $585,000 Property Type Unit Suburb South Yarra

Period - From 07/03/2022 to 06/03/2023 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	405/9 Darling St SOUTH YARRA 3141	$390,000	26/10/2022
2	206/220 Commercial Rd PRAHRAN 3181	$390,000	29/12/2022
3	4/34 Cromwell Rd SOUTH YARRA 3141	$377,000	16/02/2023

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: 07/03/2023 19:42

5/276a Domain Road, South Yarra Vic 3141



1 | 1 | 2 Free Parking permits

Rooms: 3
Property Type: Apartment (Strata)

Agent Comments

Indicative Selling Price
$395,000
Median Unit Price
07/03/2022 - 06/03/2023: $585,000

Comparable Properties



405/9 Darling St SOUTH YARRA 3141 (REI/VG)

1 | 1 | -

Agent Comments

Price: $390,000
Method: Private Sale
Date: 26/10/2022
Property Type: Apartment



206/220 Commercial Rd PRAHRAN 3181 (REI)

1 | 1 | -

Agent Comments

Price: $390,000
Method: Private Sale
Date: 29/12/2022
Property Type: Apartment



4/34 Cromwell Rd SOUTH YARRA 3141 (REI)

1 | 1 | -

Agent Comments

Price: $377,000
Method: Private Sale
Date: 16/02/2023
Property Type: Apartment

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

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