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	303/52 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Range between $380,000 & $400,000

Median sale price

Median price $647,900 Property Type Unit Suburb South Yarra

Period - From 01/07/2021 to 30/09/2021 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	6/52 Caroline St SOUTH YARRA 3141	$410,000	30/07/2021
2	1/32 Grosvenor St SOUTH YARRA 3141	$410,000	09/08/2021
3	4/21 Bruce St TOORAK 3142	$400,000	28/10/2021

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: 08/11/2021 08:59

303/52 Darling Street, South Yarra Vic 3141



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$380,000 - $400,000
Median Unit Price
September quarter 2021: $647,900

Comparable Properties



6/52 Caroline St SOUTH YARRA 3141 (VG)

1 - -

Price: $410,000
Method: Sale
Date: 30/07/2021
Property Type: Strata Unit/Flat

Agent Comments



1/32 Grosvenor St SOUTH YARRA 3141 (VG)

1 - -

Price: $410,000
Method: Sale
Date: 09/08/2021
Property Type: Strata Unit/Flat

Agent Comments



4/21 Bruce St TOORAK 3142 (REI)

1 1 -

Price: $400,000
Method: Private Sale
Date: 28/10/2021
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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