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<br>Including suburb and postcode | 39a Tivoli Road, South Yarra Vic 3141 |

## Indicative selling price

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

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

## Median sale price

Median price $2,712,500 Property Type House 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 | | |
| 2 | | |
| 3 | | |

**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: 13/11/2021 12:24

# 39a Tivoli Road, South Yarra Vic 3141




4 2 2

**Rooms:** 7
**Property Type:** House
**Land Size:** 224 sqm approx

Agent Comments

**Indicative Selling Price**
$2,000,000 - $2,200,000
**Median House Price**
September quarter 2021: $2,712,500

## Comparable Properties

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.

**Account** - RT Edgar | P: 03 9826 1000

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