

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

13/26 Darling Street, South Yarra, VIC 3141

INDICATIVE SELLING PRICE

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

Range Between \$350,000 & \$380,000

MEDIAN SALE PRICE

Median price \$655,000 | Unit | South Yarra (3141)

Period - From 1 April 2018 to 30 June 2018 | Source - REIV

COMPARABLE PROPERTY SALES

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
1g7/52 DARLING STREET, SOUTH YARRA VIC 3141	\$360,000	27/08/2018
302/52 DARLING STREET, SOUTH YARRA VIC 3141	\$340,000	06/07/2018
102/52 DARLING STREET, SOUTH YARRA VIC 3141	\$330,000	01/08/2018