

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

41/261 Domain Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$550,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2018 to 30/09/2019 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	1/36 Marne St SOUTH YARRA 3141	\$1,275,000	25/05/2019
2	2/34 Tivoli Rd SOUTH YARRA 3141	\$1,265,000	22/06/2019
3	11/261 Domain Rd SOUTH YARRA 3141	\$1,260,000	25/05/2019

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:

06/11/2019 18:42

41/261 Domain Road, South Yarra Vic 3141

hockingstuart

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

Year ending September 2019: \$550,000



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/36 Marne St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,275,000

Method: Auction Sale

Date: 25/05/2019

Property Type: Apartment



2/34 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 2 2

Price: \$1,265,000

Method: Auction Sale

Date: 22/06/2019

Rooms: 4

Property Type: Apartment



11/261 Domain Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 1

Price: \$1,260,000

Method: Auction Sale

Date: 25/05/2019

Property Type: Apartment

Account - hockingstuart | P: 03 9868 5444 | F: 03 9868 5455



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.