

# 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

12/18 Darling Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$635,049 Property Type Unit Suburb South Yarra

Period - From 11/11/2020 to 10/11/2021 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	2/49 Davis Av SOUTH YARRA 3141	\$572,000	29/06/2021
2	23/51 Caroline St SOUTH YARRA 3141	\$546,000	22/10/2021
3	5/6 Lambert Rd TOORAK 3142	\$540,000	26/06/2021

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:

11/11/2021 10:12



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

11/11/2020 - 10/11/2021: \$635,049

## Comparable Properties



**2/49 Davis Av SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

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**Price:** \$572,000

**Method:** Private Sale

**Date:** 29/06/2021

**Property Type:** Apartment



**23/51 Caroline St SOUTH YARRA 3141 (REI)**

**Agent Comments**

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**Price:** \$546,000

**Method:** Private Sale

**Date:** 22/10/2021

**Property Type:** Apartment



**5/6 Lambert Rd TOORAK 3142 (VG)**

**Agent Comments**

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**Price:** \$540,000

**Method:** Sale

**Date:** 26/06/2021

**Property Type:** Strata Unit/Flat

**Account - Marshall White** | P: 03 9822 9999 | F: 03 9824 4897