

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 6/63 Darling Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$800,000 & \$860,000

Median sale price

Median price \$666,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2021 to 31/12/2021 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	11/52 Pasley St SOUTH YARRA 3141	\$860,000	12/10/2021
2	16/3 Struan St TOORAK 3142	\$850,000	21/10/2021
3	1/320 Toorak Rd SOUTH YARRA 3141	\$829,000	07/08/2021

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: 31/01/2022 16:35



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$800,000 - \$860,000

Median Unit Price

December quarter 2021: \$666,000

Comparable Properties



11/52 Pasley St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$860,000

Method: Sold Before Auction

Date: 12/10/2021

Property Type: Apartment



16/3 Struan St TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$850,000

Method: Sold Before Auction

Date: 21/10/2021

Property Type: Apartment



1/320 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$829,000

Method: Private Sale

Date: 07/08/2021

Property Type: Apartment

Land Size: 95 sqm approx

Account - Cayzer | P: 03 9646 0812