

# 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

7/34 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 & \$530,000

### Median sale price

Median price \$637,250 Property Type Unit Suburb South Yarra

Period - From 01/04/2020 to 31/03/2021 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	12/38 Kensington Rd SOUTH YARRA 3141	\$550,000	10/04/2021
2	20/123 Millswyn St SOUTH YARRA 3141	\$520,000	14/12/2020
3	5/43 Caroline St SOUTH YARRA 3141	\$500,000	10/03/2021

**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:

04/05/2021 11:35



**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$530,000  
**Median Unit Price**  
Year ending March 2021: \$637,250

## Comparable Properties



**12/38 Kensington Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 10/04/2021  
**Property Type:** Apartment



**20/123 Millswyn St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 14/12/2020  
**Property Type:** Apartment  
**Land Size:** 1314 sqm approx



**5/43 Caroline St SOUTH YARRA 3141 (VG)**

**Agent Comments**



**Price:** \$500,000  
**Method:** Sale  
**Date:** 10/03/2021  
**Property Type:** Strata Unit/Flat