

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	6/63 Darling Street, South Yarra Vic 3141
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Indicative selling price

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

Single price \$825,000

Median sale price

Median price	\$2,100,000	Hou	se X	Unit		Suburb	South Yarra
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

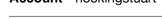
Comparable property sales (*Delete A or B below as applicable)

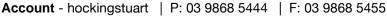
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	12a/63 Darling St SOUTH YARRA 3141	\$875,000	24/03/2018
2	1/120 Caroline St SOUTH YARRA 3141	\$850,000	02/06/2018
3	18/61 Darling St SOUTH YARRA 3141	\$795,000	27/04/2018

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.









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hockingstuart





Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$825,000 Median House Price Year ending June 2018: \$2,100,000

Comparable Properties



12a/63 Darling St SOUTH YARRA 3141

(REI/VG)

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Agent Comments
North Facing

Price: \$875,000 Method: Auction Sale Date: 24/03/2018

Rooms: 4

Property Type: Apartment



1/120 Caroline St SOUTH YARRA 3141

(REI/VG)

-2



Price: \$850,000 Method: Auction Sale Date: 02/06/2018

Rooms: -

Property Type: Apartment

Agent Comments



18/61 Darling St SOUTH YARRA 3141 (REI/VG) Agent Comments

-2



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Price: \$795,000 **Method:** Private Sale **Date:** 27/04/2018

Rooms: 3

Property Type: Apartment

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