

# 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

201/8 Bond 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)

Single price \$680,000

### Median sale price

Median price \$580,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2022

to 30/09/2022

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	G06/k6 High St WINDSOR 3181	\$687,000	04/06/2022
2	14/4 Victoria St WINDSOR 3181	\$684,000	03/07/2022
3	603/87 High St PRAHRAN 3181	\$675,000	26/10/2022

**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:

28/11/2022 18:06



 2
  2
  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$680,000

**Median Unit Price**  
 September quarter 2022: \$580,000

## Comparable Properties



**G06/k6 High St WINDSOR 3181 (REI/VG)**

**Agent Comments**

 2
  2
  1

**Price:** \$687,000  
**Method:** Private Sale  
**Date:** 04/06/2022  
**Property Type:** Apartment



**14/4 Victoria St WINDSOR 3181 (REI/VG)**

**Agent Comments**

 2
  2
  1

**Price:** \$684,000  
**Method:** Private Sale  
**Date:** 03/07/2022  
**Property Type:** Apartment



**603/87 High St PRAHRAN 3181 (REI)**

**Agent Comments**

 2
  2
  1

**Price:** \$675,000  
**Method:** Sold Before Auction  
**Date:** 26/10/2022  
**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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