

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

305/8 Bond Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$510,000

Median sale price

Median price

\$657,500

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2020

to

31/12/2020

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 | 406/12 Yarra St SOUTH YARRA 3141 | \$525,000 | 12/03/2021 |
| 2 | 510/9 Darling St SOUTH YARRA 3141 | \$525,000 | 27/02/2021 |
| 3 | 619/32 Bray St SOUTH YARRA 3141 | \$520,000 | 07/03/2021 |

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:

13/04/2021 13:48



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$519,000

Median Unit Price

December quarter 2020: \$657,500

Comparable Properties



406/12 Yarra St SOUTH YARRA 3141 (VG)

Agent Comments

2 - -

Price: \$525,000

Method: Sale

Date: 12/03/2021

Property Type: Strata Unit/Flat



510/9 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$525,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Apartment



619/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 07/03/2021

Property Type: Apartment