

# Statement of Information

**Castran  
Gilbert**

castrangilbert.com.au

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 203 / 9 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)

Single Price: \$749,000

### Median sale price

Median price \$690,000 Property type Unit Suburb SOUTH YARRA VIC 3141

Period - From 02/07/2019 to 02/07/2020 Source www.realestate.com.au

### Comparable property sales

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. 906/661 Chapel Street, South Yarra Vic 3141	\$750,000	07/02/2020
2. 4/34 Darling Street, South Yarra Vic 3141	\$760,000	23/03/2020
3. 308/52 Darling Street, South Yarra Vic 3141	\$770,000	31/01/2020

This Statement of Information was prepared on: 21/07/2020