

# RT Edgar

## STATEMENT OF INFORMATION

4 June 2018

### Property offered for sale

32/52 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 \$440,000

### Median sale price

Median price \$560,000 House Unit X Suburb South Yarra

Period - From 01/01/2018 to 31/03/2018 Source REIV

### Comparable property sales

**A.** These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Brett Vanderwert consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 23/274a Domain Rd South Yarra 3141	\$435,000	18/05/2018
<b>2</b> 11/13 Motherwell St South Yarra 3141	\$447,000	03/05/2018
<b>3</b> 14/43 Caroline St South Yarra 3141	\$427,000	31/03/2018