

## 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	208/36 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](http://consumer.vic.gov.au/underquoting)

Single price \$320,000

#### Median sale price

Median price	\$614,000	House		Unit	X	Suburb	South Yarra
Period - From	01/10/2016	to	30/09/2017	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	3/31 Howitt St SOUTH YARRA 3141	\$315,000	24/08/2017
2	3/4 Witchwood CI SOUTH YARRA 3141	\$312,500	04/07/2017
3	2/219 Williams Rd SOUTH YARRA 3141	\$312,000	24/10/2017

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.~~

**Rooms:** 3**Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$320,000

**Median Unit Price**

Year ending September 2017: \$614,000

## Comparable Properties

**3/31 Howitt St SOUTH YARRA 3141 (REI)****Price:** \$315,000**Method:** Private Sale**Date:** 24/08/2017**Rooms:** -**Property Type:** Apartment**Agent Comments**

situated in a less busy street / better location and smaller block of apartments but lacked an outdoor space

**3/4 Witchwood CI SOUTH YARRA 3141 (REI/VG)****Price:** \$312,500**Method:** Private Sale**Date:** 04/07/2017**Rooms:** 2**Property Type:** Apartment**Agent Comments**

in a better location and the property has a car park, however it does not have an outdoor area

**2/219 Williams Rd SOUTH YARRA 3141 (REI)****Price:** \$312,000**Method:** Private Sale**Date:** 24/10/2017**Rooms:** 2**Property Type:** Apartment**Agent Comments**

Larger internally and part of a smaller block of apartments however lacked an outdoor space