

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 | 5/324 Walsh Street, South Yarra Vic 3141 |
|---|--|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$750,000 | & | \$825,000 |
|---------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|-------------|
| Median price | \$608,000 | House | | Unit | X | Suburb | South Yarra |
| Period - From | 01/10/2017 | to | 31/12/2017 | 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 | 21/384 Toorak Rd SOUTH YARRA 3141 | \$820,000 | 03/03/2018 |
| 2 | 14/22 Leopold St SOUTH YARRA 3141 | \$812,500 | 24/03/2018 |
| 3 | 2/37 Rockley Rd SOUTH YARRA 3141 | \$792,000 | 28/10/2017 |

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:

Property Type: Apartment

Agent Comments

Comparable Properties



21/384 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$820,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: Apartment



14/22 Leopold St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$812,500

Method: Auction Sale

Date: 24/03/2018

Rooms: 3

Property Type: Apartment



2/37 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$792,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Apartment