

Christopher Dane 9826 0000 0418 319 809 chris@rodneymorley.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

P	r٥	ne	rtv	offe	red	for	sale
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Period - From 01/10/2017

Address Including suburb and postcode	5/324 Walsh Street, South Yarra Vic 3141								
ndicative selling price									
or the meaning of this	the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$750	,000	&	\$825,000						
fledian sale price									
Median price \$608,0	00 He	ouse	Unit X	Suburb South Yarra					
			\neg						

Source REIV

Comparable property sales (*Delete A or B below as applicable)

31/12/2017

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.

Add	dress 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.

Account - Rodney Morley | P: 03 9826 0000 | F: 03 9827 6956





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Indicative Selling Price \$750,000 - \$825,000 **Median Unit Price** December quarter 2017: \$608,000

Rooms:

Property Type: Apartment **Agent Comments**



Comparable Properties



└── 2

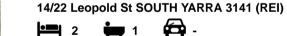




Price: \$820,000 Method: Auction Sale Date: 03/03/2018

Property Type: Apartment

Rooms: -







Price: \$812,500 Method: Auction Sale Date: 24/03/2018

Rooms: 3

Property Type: Apartment

Agent Comments

Agent Comments



2/37 Rockley Rd SOUTH YARRA 3141 (REI)





Price: \$792.000 Method: Auction Sale Date: 28/10/2017

Rooms: -

Property Type: Apartment

Agent Comments

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