

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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	2/4A Gordon Grove, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Single price \$595,000

Median sale price

Median price	\$605,000	Hou	ıse	Unit	Х		Suburb	South Yarra
Period - From	01/10/2017	to	30/09/2018		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 4/47 Rockley Rd SOUTH YARRA 3141 \$630,000 09/08/2018 2 13/55 Darling St SOUTH YARRA 3141 \$600,000 27/09/2018 3 10/30 Mona PI SOUTH YARRA 3141 \$587,000 15/11/2018

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.

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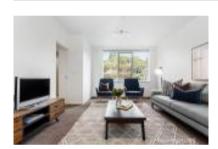


Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$595,000 **Median Unit Price** Year ending September 2018: \$605,000

Comparable Properties



4/47 Rockley Rd SOUTH YARRA 3141 (REI/VG) Agent Comments





Price: \$630.000

Method: Sold Before Auction

Date: 09/08/2018

Rooms: -

Property Type: Apartment



13/55 Darling St SOUTH YARRA 3141 (VG)





Price: \$600,000 Method: Sale Date: 27/09/2018

Rooms: -

Property Type: House (Res) Land Size: 1012 sqm approx



10/30 Mona PI SOUTH YARRA 3141 (REI)

Price: \$587,000 Method: Auction Sale Date: 15/11/2018

Rooms: -

-2

Property Type: Apartment

Agent Comments

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