

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

1802/3 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$759,000

Median sale price

Median price

\$652,000

House

Unit

X

Suburb

South Yarra

Period - From

01/04/2017

to

30/06/2017

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	510/6 Murphy St SOUTH YARRA 3141	\$860,000	15/07/2017
2	410/700 Chapel St SOUTH YARRA 3141	\$800,000	26/06/2017
3	104/2 Cromwell Rd SOUTH YARRA 3141	\$800,000	24/05/2017

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



510/6 Murphy St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 15/07/2017
Rooms: -
Property Type: Apartment



410/700 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 26/06/2017
Rooms: 4
Property Type: Apartment



104/2 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$800,000
Method: Sold Before Auction
Date: 24/05/2017
Rooms: -
Property Type: Apartment