

# 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

12/57 Adams Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$565,000

### Median sale price

Median price \$632,500

Property Type Unit

Suburb South Yarra

Period - From 01/04/2019

to 31/03/2020

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	5/745 Punt Rd SOUTH YARRA 3141	\$558,000	25/03/2020
2	8/43 Rockley Rd SOUTH YARRA 3141	\$552,000	21/03/2020
3	31/43 Caroline St SOUTH YARRA 3141	\$550,000	29/02/2020

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.~~

This Statement of Information was prepared on:

20/05/2020 16:40



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$565,000

**Median Unit Price**  
Year ending March 2020: \$632,500

## Comparable Properties



**5/745 Punt Rd SOUTH YARRA 3141 (REI/VG)** **Agent Comments**

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**Price:** \$558,000  
**Method:** Auction Sale  
**Date:** 25/03/2020  
**Property Type:** Apartment



**8/43 Rockley Rd SOUTH YARRA 3141 (REI)** **Agent Comments**

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**Price:** \$552,000  
**Method:** Auction Sale  
**Date:** 21/03/2020  
**Rooms:** 2  
**Property Type:** Apartment



**31/43 Caroline St SOUTH YARRA 3141 (REI)** **Agent Comments**

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**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Property Type:** Apartment