

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	14/12 Walsh Street, 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 \$399,000

Median sale price

Median price	\$615,000	Hou	se	Unit	х	Suburt	South Yarra
Period - From	01/04/2017	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	34/43 Caroline St SOUTH YARRA 3141	\$410,000	09/11/2017
2	10/77 Park St SOUTH YARRA 3141	\$407,800	09/12/2017
3	9/87 Caroline St SOUTH YARRA 3141	\$389,000	05/02/2018

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.





Generated: 23/04/2018 13:06







Rooms:

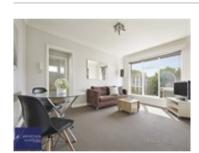
Property Type: Flat

Land Size: 686.701 sqm approx

Agent Comments

Indicative Selling Price \$399,000 Median Unit Price Year ending March 2018: \$615,000

Comparable Properties



34/43 Caroline St SOUTH YARRA 3141 (REI)

1





Agent Comments
No parking

Price: \$410,000 **Method:** Private Sale **Date:** 09/11/2017

Rooms: 2

Property Type: Apartment

10/77 Park St SOUTH YARRA 3141 (REI)

-



₽ 1

Price: \$407,800 Method: Auction Sale Date: 09/12/2017 Rooms: 2

Property Type: Apartment

Agent Comments



9/87 Caroline St SOUTH YARRA 3141 (REI)

•





- ,

Agent Comments

No Parking

Price: \$389,000 **Method:** Private Sale **Date:** 05/02/2018

Rooms: -

Property Type: Apartment

Account - Williams Batters RE | P: 03 9866 4411 | F: 03 9866 4504





Generated: 23/04/2018 13:06