

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

14/12 Walsh Street, South Yarra Vic 3141

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

House

Unit

X

Suburb

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.

	Address 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.



1 1 1

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 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 1 1

Agent Comments

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



9/87 Caroline St SOUTH YARRA 3141 (REI)

1 1 -

Agent Comments

No Parking

Price: \$389,000
Method: Private Sale
Date: 05/02/2018
Rooms: -
Property Type: Apartment