

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	4/18-20 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

Range between \$440,000	&	\$480,000
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Median sale price

Median price	\$580,000	Hou	se	Unit	Х	Suburl	South Yarra
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

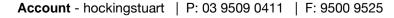
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	7/21 The Righi SOUTH YARRA 3141	\$500,000	30/06/2018
2	8/354 Toorak Rd SOUTH YARRA 3141	\$480,000	07/11/2018
3	13/68 Argo St SOUTH YARRA 3141	\$450,500	04/10/2018

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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hockingstuart





Rooms:

Property Type: Strata Unit/Flat Land Size: 50 sqm approx

Agent Comments North facing

Indicative Selling Price \$440,000 - \$480,000 **Median Unit Price** September guarter 2018: \$580,000

Comparable Properties



7/21 The Righi SOUTH YARRA 3141 (REI/VG)

Price: \$500,000 Method: Auction Sale Date: 30/06/2018

Rooms: -

Property Type: Apartment

Agent Comments



8/354 Toorak Rd SOUTH YARRA 3141 (REI)





Price: \$480.000

Method: Sold Before Auction

Date: 07/11/2018

Rooms: -

Property Type: Apartment

Agent Comments



13/68 Argo St SOUTH YARRA 3141 (REI)

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Price: \$450,500 Method: Private Sale Date: 04/10/2018

Rooms: -

Property Type: Apartment

Agent Comments

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