

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 4/18-20 Walsh Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$580,000 House Unit X Suburb 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.

	Address 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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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 quarter 2018: \$580,000

Comparable Properties



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

Agent Comments

1 1 -

Price: \$500,000

Method: Auction Sale

Date: 30/06/2018

Rooms: -

Property Type: Apartment



8/354 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$480,000

Method: Sold Before Auction

Date: 07/11/2018

Rooms: -

Property Type: Apartment



13/68 Argo St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$450,500

Method: Private Sale

Date: 04/10/2018

Rooms: -

Property Type: Apartment