

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 10/4 Witchwood Close, South Yarra Vic 3141

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$655,000 House Unit X Suburb South Yarra

Period - From 01/04/2018 to 30/06/2018 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	10/14 Tivoli Pl SOUTH YARRA 3141	\$600,000	14/05/2018
2	2/29 Coolullah Av SOUTH YARRA 3141	\$600,000	17/04/2018
3	15/16 Kensington Rd SOUTH YARRA 3141	\$560,000	28/03/2018

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.



2 1 3

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

June quarter 2018: \$655,000

Comparable Properties



10/14 Tivoli PI SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 14/05/2018

Rooms: 3

Property Type: Apartment



2/29 Coolullah Av SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 17/04/2018

Rooms: -

Property Type: Apartment



15/16 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 28/03/2018

Rooms: -

Property Type: Apartment