

## 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 10/37 Margaret Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$340,000

&

\$374,000

#### Median sale price

Median price \$562,500

House

Unit

X

Suburb

South Yarra

Period - From 01/04/2019

to

30/06/2019

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 | 5/29 May Rd TOORAK 3142          | \$520,000 | 27/07/2019   |
| 2 | 8/16 Darling St SOUTH YARRA 3141 | \$395,250 | 01/08/2019   |
| 3 | 2/2 May Gr SOUTH YARRA 3141      | \$392,500 | 22/06/2019   |

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:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$340,000 - \$374,000  
**Median Unit Price**  
June quarter 2019: \$562,500

## Comparable Properties



**5/29 May Rd TOORAK 3142 (REI)**

**Agent Comments**

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**Price:** \$520,000  
**Method:** Auction Sale  
**Date:** 27/07/2019  
**Rooms:** -  
**Property Type:** Apartment



**8/16 Darling St SOUTH YARRA 3141 (REI)**

**Agent Comments**

1 1 1

**Price:** \$395,250  
**Method:** Private Sale  
**Date:** 01/08/2019  
**Rooms:** -  
**Property Type:** Apartment



**2/2 May Gr SOUTH YARRA 3141 (REI)**

**Agent Comments**

1 1 1

**Price:** \$392,500  
**Method:** Private Sale  
**Date:** 22/06/2019  
**Rooms:** -  
**Property Type:** Unit