

## 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 1/1 Lawson Grove, 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)

Single price \$250,000

#### Median sale price

Median price \$505,000 House Unit X Suburb South Yarra

Period - From 01/01/2019 to 31/03/2019 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	923/572 St Kilda Rd MELBOURNE 3004	\$250,000	19/04/2019
2	21/145 Canterbury Rd TOORAK 3142	\$249,000	03/04/2019
3	704/32 Bray St SOUTH YARRA 3141	\$230,000	25/02/2019

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.



**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$250,000

**Median Unit Price**  
March quarter 2019: \$505,000

## Comparable Properties



**923/572 St Kilda Rd MELBOURNE 3004 (REI)** **Agent Comments**



**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 19/04/2019  
**Rooms:** 3  
**Property Type:** Apartment



**21/145 Canterbury Rd TOORAK 3142 (VG)** **Agent Comments**



**Price:** \$249,000  
**Method:** Sale  
**Date:** 03/04/2019  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**704/32 Bray St SOUTH YARRA 3141 (VG)** **Agent Comments**



**Price:** \$230,000  
**Method:** Sale  
**Date:** 25/02/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1891 sqm approx