

Statement of Information

**Internet advertising for single residential property
located within or outside the Melbourne
metropolitan area**Sections 47AF of the *Estate Agents Act 1980***Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Between	\$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$499,000	*House		*unit	x	Suburb or locality	Melbourne
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

Comparable property sales

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
3/44 Walsh St SOUTH YARRA 3141	\$2,600,000	10/06/2017
1608/250 St Kilda Rd SOUTHBANK 3006	\$2,270,000	02/05/2017
75/85 Alexandra Av SOUTH YARRA 3141	\$2,175,000	23/09/2017