

## 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 6/43 Caroline 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 \$360,000 & \$390,000

#### Median sale price

Median price \$587,000 House Unit X Suburb South Yarra

Period - From 01/10/2018 to 31/12/2018 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	14/393 Toorak Rd SOUTH YARRA 3141	\$395,000	19/10/2018
2	11/51 Davis Av SOUTH YARRA 3141	\$375,000	15/12/2018
3	8/276a Domain Rd SOUTH YARRA 3141	\$362,500	01/02/2019

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.



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**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**14/393 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

1 1 -

**Price:** \$395,000

**Method:** Private Sale

**Date:** 19/10/2018

**Rooms:** 2

**Property Type:** Apartment



**11/51 Davis Av SOUTH YARRA 3141 (REI/VG)**

Agent Comments

1 1 -

**Price:** \$375,000

**Method:** Auction Sale

**Date:** 15/12/2018

**Rooms:** -

**Property Type:** Apartment



**8/276a Domain Rd SOUTH YARRA 3141 (REI)**

Agent Comments

1 1 -

**Price:** \$362,500

**Method:** Private Sale

**Date:** 01/02/2019

**Rooms:** -

**Property Type:** Apartment