

Walter Summons
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Including suburl	dress 6/43 Caroli b and tcode	6/43 Caroline Street, South Yarra Vic 3141					
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$360,000	&	\$390,000				

Median sale price

Median price	\$587,000	Hou	se	Unit	Х	Subu	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.

Add	dress 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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> Indicative Selling Price \$360,000 - \$390,000 Median Unit Price December quarter 2018: \$587,000



Property Type: Apartment

Agent Comments



Comparable Properties



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

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Price: \$395,000 **Method:** Private Sale **Date:** 19/10/2018

Rooms: 2

Property Type: Apartment

Agent Comments



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

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Price: \$375,000 Method: Auction Sale Date: 15/12/2018

Rooms: -

Property Type: Apartment

Agent Comments



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

Toa Domain Nu 300 TT TANNA 3141 (NE

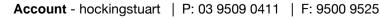
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Price: \$362,500 Method: Private Sale Date: 01/02/2019

Rooms: -

Property Type: Apartment

Agent Comments







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