

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

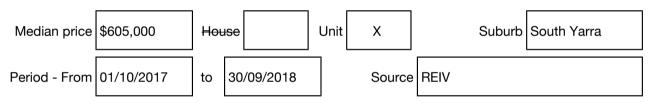
s |16/403 Toorak Road, South Yarra Vic 3141 d e

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$330,000	&	\$350,000	
C C				

Median sale price



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	4/37 Fitzgerald St SOUTH YARRA 3141	\$345,000	08/10/2018
2	5/99 Hunter St RICHMOND 3121	\$337,500	08/09/2018
3	7/35 Fitzgerald St SOUTH YARRA 3141	\$330,008	07/12/2018

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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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$330,000 - \$350,000 Median Unit Price Year ending September 2018: \$605,000

Comparable Properties



4/37 Fitzgerald St SOUTH YARRA 3141 (REI)



Price: \$345,000 Method: Private Sale Date: 08/10/2018 Rooms: 3 Property Type: Apartment

5/99 Hunter St RICHMOND 3121 (REI)

Agent Comments

Agent Comments



Price: \$337,500 Method: Auction Sale Date: 08/09/2018 Rooms: -Property Type: Apartment



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7/35 Fitzgerald St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$330,008 Method: Private Sale Date: 07/12/2018 Rooms: -Property Type: Apartment

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