

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 16/403 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

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

Median sale price

Median price \$605,000 House Unit X Suburb South Yarra

Period - From 01/10/2017 to 30/09/2018 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	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.



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)

Agent Comments



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

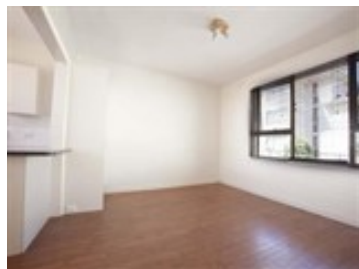


5/99 Hunter St RICHMOND 3121 (REI)

Agent Comments



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



7/35 Fitzgerald St SOUTH YARRA 3141 (REI)

Agent Comments



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