



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$495,000

**Median Unit Price**  
 June quarter 2017: \$652,000

## Comparable Properties



**6/38 Arnold St SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 28/04/2017  
**Rooms:** 2  
**Property Type:** Apartment



**8/12 Howard St RICHMOND 3121 (REI/VG)** Agent Comments



**Price:** \$485,000  
**Method:** Sold Before Auction  
**Date:** 07/04/2017  
**Rooms:** 2  
**Property Type:** Apartment



**17/63 Alexandra Av SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$440,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 2  
**Property Type:** Apartment

## 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

8/21 The Righi, 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)

Single price \$495,000

#### Median sale price

Median price \$652,000

Unit X

Suburb South Yarra

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 6 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
6/38 Arnold St SOUTH YARRA 3141	\$515,000	28/04/2017
8/12 Howard St RICHMOND 3121	\$485,000	07/04/2017
17/63 Alexandra Av SOUTH YARRA 3141	\$440,000	20/05/2017