

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 8/77 Park 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 \$380,000 & \$415,000

**Median sale price**

Median price \$599,500 Unit X Suburb South Yarra  
 Period - From 01/01/2017 to 31/03/2017 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
2/7a Motherwell St SOUTH YARRA 3141	\$400,000	25/02/2017
13/47 Marne St SOUTH YARRA 3141	\$390,500	27/04/2017
5/59 Davis Av SOUTH YARRA 3141	\$370,000	25/02/2017