

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 | 9/68 Argo Street, South Yarra Vic 3141 |
|---|--|

Indicative selling price

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

Single price \$459,000

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|-------------|
| Median price | \$587,000 | House | | Unit | X | Suburb | 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.

| | Address of comparable property | Price | Date of sale |
|---|------------------------------------|-----------|--------------|
| 1 | 414/229 Toorak Rd SOUTH YARRA 3141 | \$451,000 | 02/11/2018 |
| 2 | 10/9 The Avenue WINDSOR 3181 | \$450,000 | 04/12/2018 |
| 3 | 1004/1 Clara St SOUTH YARRA 3141 | \$440,000 | 10/12/2018 |

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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Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$459,000

Median Unit Price
December quarter 2018: \$587,000

Comparable Properties

414/229 Toorak Rd SOUTH YARRA 3141 (VG) **Agent Comments**

1 - -

Price: \$451,000
Method: Sale
Date: 02/11/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



10/9 The Avenue WINDSOR 3181 (REI/VG) **Agent Comments**

1 1 -

Price: \$450,000
Method: Sold Before Auction
Date: 04/12/2018
Rooms: 2
Property Type: Apartment



1004/1 Clara St SOUTH YARRA 3141 (REI) **Agent Comments**

1 1 1

Price: \$440,000
Method: Private Sale
Date: 10/12/2018
Rooms: 3
Property Type: Apartment