

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

6/4 Ralston Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$450,000

&

\$460,000

Median sale price

Median price

\$652,000

House

Unit

X

Suburb

South Yarra

Period - From

01/04/2017

to

30/06/2017

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	58/604 St Kilda Rd MELBOURNE 3004	\$460,000	22/07/2017
2	20/17 Queens Rd MELBOURNE 3000	\$450,000	13/06/2017
3	609/1 Clara St SOUTH YARRA 3141	\$450,000	25/04/2017

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
Agent Comments

Indicative Selling Price
\$450,000 - \$460,000
Median Unit Price
June quarter 2017: \$652,000

Comparable Properties



58/604 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$460,000
Method: Auction Sale
Date: 22/07/2017
Rooms: -
Property Type: Apartment



20/17 Queens Rd MELBOURNE 3000 (REI)

Agent Comments

1 1 1

Price: \$450,000
Method: Sold Before Auction
Date: 13/06/2017
Rooms: -
Property Type: Apartment



609/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$450,000
Method: Private Sale
Date: 25/04/2017
Rooms: 2
Property Type: Apartment