

## 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

307/9 Commercial Road, 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 \$400,000 & \$430,000

## 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 |
|------------------------------------|-----------|--------------|
| 310/74 Queens Rd MELBOURNE 3004    | \$425,000 | 04/01/2017   |
| 1012/8 Daly St SOUTH YARRA 3141    | \$420,000 | 03/03/2017   |
| 12/352 Canterbury Rd ST KILDA 3182 | \$415,000 | 06/03/2017   |