

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

6/55 Caroline Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$400,000

Median sale price

Median price

\$600,000

House

Unit

X

Suburb

South Yarra

Period - From

01/07/2016

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	1/52 Caroline St SOUTH YARRA 3141	\$410,000	08/04/2017
2	1/35 Phoenix St SOUTH YARRA 3141	\$395,000	17/08/2017
3	13/47 Marne St SOUTH YARRA 3141	\$390,500	27/04/2017

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.~~



Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$400,000
Median Unit Price
Year ending June 2017: \$600,000

Comparable Properties



1/52 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$410,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 2
Property Type: Apartment



1/35 Phoenix St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 17/08/2017
Rooms: -
Property Type: Apartment



13/47 Marne St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$390,500
Method: Sold Before Auction
Date: 27/04/2017
Rooms: 2
Property Type: Apartment