

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

1/274 Domain Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$804,000

Median sale price

Median price \$621,000

House

Unit

X

Suburb

South Yarra

Period - From 01/07/2017

to 30/09/2017

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	4/52 Pasley St SOUTH YARRA 3141	\$860,000	18/11/2017
2	62/321-323 Chapel St PRAHRAN 3181	\$780,000	25/11/2017
3	201/5 Chapel Mews SOUTH YARRA 3141	\$765,000	18/11/2017

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: Unit
Agent Comments

Indicative Selling Price
\$804,000
Median Unit Price
September quarter 2017: \$621,000

Comparable Properties



4/52 Pasley St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$860,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 3
Property Type: Apartment



62/321-323 Chapel St PRAHRAN 3181 (REI)

Agent Comments

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Price: \$780,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 3
Property Type: Apartment



201/5 Chapel Mews SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$765,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 4
Property Type: Apartment