

## 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

1/30 Mona Place, 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 \$550,000

&amp;

\$580,000

## Median sale price

Median price \$615,000

House

Unit

X

Suburb

South Yarra

Period - From 01/07/2017

to

30/06/2018

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 | 18/30 Mona PI SOUTH YARRA 3141    | \$600,000 | 28/04/2018   |
| 2 | 9/30 Mona PI SOUTH YARRA 3141     | \$590,000 | 01/08/2018   |
| 3 | 8/20 Cromwell Rd SOUTH YARRA 3141 | \$577,000 | 14/07/2018   |

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.



 2  1  1

**Rooms:**

**Property Type:** Flat

**Land Size:** 1310.407 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$580,000

**Median Unit Price**

Year ending June 2018: \$615,000

## Comparable Properties



**18/30 Mona PI SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 28/04/2018

**Rooms:** -

**Property Type:** Apartment



**9/30 Mona PI SOUTH YARRA 3141 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 01/08/2018

**Rooms:** 3

**Property Type:** Apartment



**8/20 Cromwell Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$577,000

**Method:** Sold Before Auction

**Date:** 14/07/2018

**Rooms:** -

**Property Type:** Apartment