

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 3/49 Davis Avenue, South Yarra Vic 3141

Indicative selling price

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

Single price \$505,000

Median sale price

Median price \$560,000 House Unit X Suburb South Yarra

Period - From 01/01/2018 to 31/03/2018 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	6/278 Domain Rd SOUTH YARRA 3141	\$523,000	07/05/2018
2	24/36 Cromwell Rd SOUTH YARRA 3141	\$511,200	08/02/2018
3	7/36 Cromwell Rd SOUTH YARRA 3141	\$475,000	26/02/2018

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.



Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$505,000
Median Unit Price
March quarter 2018: \$560,000

Comparable Properties



6/278 Domain Rd SOUTH YARRA 3141 (REI)



Agent Comments
extra car park

Price: \$523,000
Method: Private Sale
Date: 07/05/2018
Rooms: 3
Property Type: Apartment



24/36 Cromwell Rd SOUTH YARRA 3141 (REI)



Agent Comments
extra car park

Price: \$511,200
Method: Sold Before Auction
Date: 08/02/2018
Rooms: -
Property Type: Apartment



7/36 Cromwell Rd SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$475,000
Method: Private Sale
Date: 26/02/2018
Rooms: -
Property Type: Apartment