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#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Property offered for Sale									
Addro Including suburb a posted	and	oorak Road, South	n Yarra Vic 3141						
ndicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$	660,000	&	\$695,000						
Median sale price									
Median price \$58	37,000 He	ouse	Unit X	Subur	South Yarra				
Period - From 01/	/10/2018 to	31/12/2018	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	610/681 Chapel St SOUTH YARRA 3141	\$685,000	14/12/2018
2	5C/381 Toorak Rd SOUTH YARRA 3141	\$661,000	18/01/2019
3	35 Ellis St SOUTH YARRA 3141	\$655,000	13/10/2018

#### 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.

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Indicative Selling Price \$660,000 - \$695,000 Median Unit Price December quarter 2018: \$587,000



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Rooms: Property Type: Flat/Unit/Apartment (Res) Agent Comments

## Comparable Properties



610/681 Chapel St SOUTH YARRA 3141 (REI/VG)

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**6** 

**Price:** \$685,000 **Method:** Private Sale **Date:** 14/12/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 

Agent Comments



5C/381 Toorak Rd SOUTH YARRA 3141

(REI/VG)

2

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**Price:** \$661,000 **Method:** Private Sale **Date:** 18/01/2019

Rooms: 4

Property Type: Apartment

35 Ellis St SOUTH YARRA 3141 (REI/VG)

**-** 2

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**Price:** \$655,000 **Method:** Private Sale **Date:** 13/10/2018

Rooms: -

**Property Type:** Apartment **Land Size:** 701 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments