



3 2 3

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

There are very few 3 bedroom apartments to compare this to within the required time frame and within 2km. The sales used in this report are all smaller overall but all have 3 bedrooms

Comparable Properties



7a/381 Toorak Rd SOUTH YARRA 3141 (REI)

3 1 1

Agent Comments

and two less cars

Price: \$831,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: Apartment



1/300 High St WINDSOR 3181 (REI/VG)

3 2 2

Agent Comments

1 less car, much smaller home

Price: \$830,000

Method: Auction Sale

Date: 19/11/2016

Rooms: 5

Property Type: Apartment



2C/657 Chapel St SOUTH YARRA 3141 (REI/VG)

3 2 1

Agent Comments

2 less cars and much smaller balcony

Price: \$825,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 5

Property Type: Apartment

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

44/100 Commercial Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$820,000

&

\$880,000

Median sale price

Median price \$652,000

Unit X

Suburb South Yarra

Period - From 01/04/2017

to

30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
7a/381 Toorak Rd SOUTH YARRA 3141	\$831,000	27/05/2017
1/300 High St WINDSOR 3181	\$830,000	19/11/2016
2C/657 Chapel St SOUTH YARRA 3141	\$825,000	25/02/2017