

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

1/41 Park Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$759,000

Median sale price

Median price

\$605,000

House

Unit

X

Suburb

South Yarra

Period - From

01/10/2017

to

30/09/2018

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	12/38a Kensington Rd SOUTH YARRA 3141	\$730,000	25/08/2018
2	17/51 Caroline St SOUTH YARRA 3141	\$720,000	18/07/2018
3	15/35 Walsh St SOUTH YARRA 3141	\$717,000	16/06/2018

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: Apartment
Agent Comments

Indicative Selling Price
\$759,000

Median Unit Price
Year ending September 2018: \$605,000

Comparable Properties



12/38a Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$730,000
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: Unit



17/51 Caroline St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$720,000
Method: Private Sale
Date: 18/07/2018
Rooms: -
Property Type: Apartment



15/35 Walsh St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$717,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: Apartment