hockingstuart

Mark Konishi 03 9868 5444 0412 825 852

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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

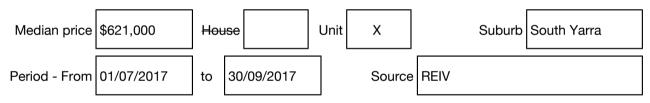
9/87 Caroline Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$389,000

Median sale price



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	7/85 Caroline St SOUTH YARRA 3141	\$420,000	22/07/2017
2	8/4-6 Powell St SOUTH YARRA 3141	\$407,500	17/06/2017
3	13/47 Marne St SOUTH YARRA 3141	\$390,500	27/04/2017

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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propertydata

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Rooms: Property Type: Strata Unit/Flat Agent Comments Mark Konishi 03 9868 5444 0412 825 852 mkonishi@hockingstuart.com.au

Indicative Selling Price \$389,000 Median Unit Price September quarter 2017: \$621,000

Comparable Properties



Price: \$420,000 Method: Auction Sale Date: 22/07/2017 Rooms: 3 Property Type: Apartment

1

• 1

7/85 Caroline St SOUTH YARRA 3141 (REI)

8/4-6 Powell St SOUTH YARRA 3141 (REI/VG)

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Agent Comments Updated kitchen/bathroom. Has a carpark

Agent Comments

Updated kitchen/bathroom



Price: \$407,500 Method: Private Sale Date: 17/06/2017 Rooms: -Property Type: Apartment



13/47 Marne St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$390,500 Method: Sold Before Auction Date: 27/04/2017 Rooms: 2 Property Type: Apartment

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REIV 🗧 🗢 propertydata

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