

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

Median price \$621,000 House Unit X Suburb South Yarra

Period - From 01/07/2017 to 30/09/2017 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	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.



 1  1  0

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/85 Caroline St SOUTH YARRA 3141 (REI)

 1  1  1

Price: \$420,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 3

Property Type: Apartment

Agent Comments

Updated kitchen/bathroom. Has a carpark



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

 1  -  -

Price: \$407,500

Method: Private Sale

Date: 17/06/2017

Rooms: -

Property Type: Apartment

Agent Comments

Updated kitchen/bathroom



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

 1  1  -

Price: \$390,500

Method: Sold Before Auction

Date: 27/04/2017

Rooms: 2

Property Type: Apartment

Agent Comments