

## 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 8.3/193 Domain Road, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,800,000

#### Median sale price

Median price \$615,000 House Unit X Suburb South Yarra

Period - From 01/01/2017 to 31/12/2017 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	1/1 Alexandra Av SOUTH YARRA 3141	\$1,950,000	18/11/2017
2	54/461 St Kilda Rd MELBOURNE 3004	\$1,825,000	16/12/2017
3	43/461 St Kilda Rd MELBOURNE 3004	\$1,670,000	23/09/2017

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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**Rooms:**  
**Property Type:** Apartment  
Agent Comments  
Company Share

**Indicative Selling Price**  
\$1,650,000 - \$1,800,000  
**Median Unit Price**  
Year ending December 2017: \$615,000

## Comparable Properties



1/1 Alexandra Av SOUTH YARRA 3141 (REI)

Agent Comments

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**Price:** \$1,950,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** Apartment



54/461 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

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**Price:** \$1,825,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** 5  
**Property Type:** Apartment



43/461 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

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**Price:** \$1,670,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** -  
**Property Type:** Apartment