

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 13/30 Mona Place, South Yarra Vic 3141

Indicative selling price

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

Range between \$500,000 & \$530,000

Median sale price

Median price \$585,500 House Unit X Suburb South Yarra

Period - From 01/01/2018 to 31/12/2018 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	8/77 River St SOUTH YARRA 3141	\$550,000	17/11/2018
2	45/321 Chapel St PRAHRAN 3181	\$535,000	28/11/2018
3	3/22 Darling St SOUTH YARRA 3141	\$510,000	06/10/2018

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.



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Rooms:
Property Type: Unit
 Agent Comments

Indicative Selling Price

\$500,000 - \$530,000

Median Unit Price

Year ending December 2018: \$585,500

Comparable Properties



8/77 River St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2
 2
 1

Price: \$550,000

Method: Private Sale

Date: 17/11/2018

Rooms: -

Property Type: Apartment



45/321 Chapel St PRAHRAN 3181 (REI/VG)

Agent Comments

2
 1
 -

Price: \$535,000

Method: Private Sale

Date: 28/11/2018

Rooms: -

Property Type: Apartment



3/22 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2
 1
 1

Price: \$510,000

Method: Private Sale

Date: 06/10/2018

Rooms: -

Property Type: Apartment