

## 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	7/51 Caroline Street, South Yarra Vic 3141
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#### Indicative selling price

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

Range between	\$460,000	&	\$500,000
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#### Median sale price

Median price	\$562,500	House		Unit	X	Suburb	South Yarra
Period - From	01/04/2019	to	30/06/2019	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	6/41 Walsh St SOUTH YARRA 3141	\$485,000	04/03/2019
2	9/22 Rockley Rd SOUTH YARRA 3141	\$485,000	04/05/2019
3	9/8 Motherwell St SOUTH YARRA 3141	\$475,000	03/04/2019

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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**Indicative Selling Price**

\$460,000 - \$500,000

**Median Unit Price**

June quarter 2019: \$562,500



1 1 1

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**6/41 Walsh St SOUTH YARRA 3141 (VG)**

**Agent Comments**

1 - -

**Price:** \$485,000

**Method:** Sale

**Date:** 04/03/2019

**Rooms:** -

**Property Type:** Car Park/Car Space (Res)



**9/22 Rockley Rd SOUTH YARRA 3141 (REI/VG)** **Agent Comments**

1 1 1

**Price:** \$485,000

**Method:** Auction Sale

**Date:** 04/05/2019

**Rooms:** -

**Property Type:** Apartment



**9/8 Motherwell St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$475,000

**Method:** Sold Before Auction

**Date:** 03/04/2019

**Rooms:** -

**Property Type:** Unit