

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

502/89 River Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$835,000

Median sale price

Median price \$614,000

House

Unit

X

Suburb

South Yarra

Period - From 01/10/2016

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	402/1 Chapel Mews SOUTH YARRA 3141	\$835,000	18/11/2017
2	201/5 Chapel Mews SOUTH YARRA 3141	\$765,000	18/11/2017
3	803/700 Chapel St SOUTH YARRA 3141	\$760,000	21/07/2017

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.



Rooms:

Property Type: Apartment

Land Size: 0 sqm approx

Agent Comments

Comparable Properties



402/1 Chapel Mews SOUTH YARRA 3141 (REI) Agent Comments



Price: \$835,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: Apartment



201/5 Chapel Mews SOUTH YARRA 3141 (REI) Agent Comments



Price: \$765,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 4

Property Type: Apartment



803/700 Chapel St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$760,000

Method: Sold Before Auction

Date: 21/07/2017

Rooms: 4

Property Type: Apartment