

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

13/176 Walsh Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2018

to 30/09/2019

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	4/35 Walsh St SOUTH YARRA 3141	\$875,000	10/08/2019
2	8/176 Walsh St SOUTH YARRA 3141	\$860,000	07/12/2019
3	2/176 Walsh St SOUTH YARRA 3141	\$830,000	16/11/2019

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.~~

This Statement of Information was prepared on:

13/01/2020 10:23



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$820,000 - \$900,000

Median Unit Price

Year ending September 2019: \$550,000

Comparable Properties



4/35 Walsh St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$875,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Apartment

8/176 Walsh St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$860,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Apartment



2/176 Walsh St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$830,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 3

Property Type: Apartment