

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 | 10/19 Yarra Street, South Yarra Vic 3141 |
|---|--|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$465,000 | & | \$511,500 |
|---------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|-------------|
| Median price | \$556,000 | House | | Unit | X | Suburb | South Yarra |
| Period - From | 01/07/2018 | 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 | 504/12 Queens Rd MELBOURNE 3004 | \$475,000 | 01/08/2019 |
| 2 | 1/2 King St PRAHRAN 3181 | \$475,000 | 05/03/2019 |
| 3 | 311/220 Commercial Rd PRAHRAN 3181 | \$470,000 | 02/05/2019 |

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.



1 1 2

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



504/12 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$475,000

Method: Private Sale

Date: 01/08/2019

Rooms: 2

Property Type: Apartment



1/2 King St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$475,000

Method: Private Sale

Date: 05/03/2019

Rooms: 2

Property Type: Apartment

Land Size: 1079 sqm approx



311/220 Commercial Rd PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 -

Price: \$470,000

Method: Private Sale

Date: 02/05/2019

Rooms: -

Property Type: Apartment