

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

7/49 Adams Street, 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 \$621,000

House

Unit

X

Suburb

South Yarra

Period - From 01/07/2017

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	407/800 Chapel St SOUTH YARRA 3141	\$537,000	06/05/2017
2	13/43 Rockley Rd SOUTH YARRA 3141	\$525,000	02/09/2017
3	8/53 Caroline St SOUTH YARRA 3141	\$495,000	18/07/2017

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: unit
Agent Comments
Lock-up Garage

Indicative Selling Price
\$500,000 - \$530,000
Median Unit Price
September quarter 2017: \$621,000

Comparable Properties



407/800 Chapel St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$537,000
Method: Auction Sale
Date: 06/05/2017
Rooms: 2
Property Type: Apartment



13/43 Rockley Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$525,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 2
Property Type: Apartment



8/53 Caroline St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$495,000
Method: Sold Before Auction
Date: 18/07/2017
Rooms: 2
Property Type: Apartment