

## 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	2/37 Ralston Street, South Yarra Vic 3141
---	---

#### Indicative selling price

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

Range between	\$1,200,000	&	\$1,250,000
---------------	-------------	---	-------------

#### Median sale price

Median price	\$1,965,000	House	X	Unit		Suburb	South Yarra
Period - From	01/04/2017	to	31/03/2018	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	4/20 Airlie Bank La SOUTH YARRA 3141	\$1,266,500	23/04/2018
2	37/453 St Kilda Rd MELBOURNE 3004	\$1,260,000	17/03/2018
3	202/4 Cromwell Rd SOUTH YARRA 3141	\$1,220,000	18/06/2018

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.



2 -

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$1,200,000 - \$1,250,000

**Median House Price**

Year ending March 2018: \$1,965,000

## Comparable Properties

**4/20 Airlie Bank La SOUTH YARRA 3141**  
(REI/VG)

**Agent Comments**

2 2 2

**Price:** \$1,266,500

**Method:** Private Sale

**Date:** 23/04/2018

**Rooms:** -

**Property Type:** Apartment



**37/453 St Kilda Rd MELBOURNE 3004**  
(REI/VG)

**Agent Comments**

2 2 1

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 17/03/2018

**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 6041 sqm approx



**202/4 Cromwell Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

2 2 1

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 18/06/2018

**Rooms:** 3

**Property Type:** Apartment