

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	1/35 Phoenix St SOUTH YARRA 3141	\$395,000	17/08/2017
2	26/124 Caroline St SOUTH YARRA 3141	\$390,000	19/08/2017
3	28/416 St Kilda Rd MELBOURNE 3004	\$390,000	01/07/2017

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.

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Indicative Selling Price

\$390,000 - \$410,000

Median Unit Price

June quarter 2017: \$652,000



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/35 Phoenix St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 17/08/2017

Rooms: -

Property Type: Apartment



26/124 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$390,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 2

Property Type: Apartment



28/416 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$390,000

Method: Sale

Date: 01/07/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)