

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	505/6 Murphy Street, South Yarra Vic 3141
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$621,000"/>	House	<input type="text"/>	Unit	<input type="text" value="X"/>	Suburb	<input type="text" value="South Yarra"/>
Period - From	<input type="text" value="01/07/2017"/>	to	<input type="text" value="30/09/2017"/>	Source	<input type="text" value="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	510/6 Murphy St SOUTH YARRA 3141	\$860,000	15/07/2017
2	5/176 Walsh St SOUTH YARRA 3141	\$845,000	21/06/2017
3	2/399 Toorak Rd SOUTH YARRA 3141	\$825,000	27/09/2017

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:

Agent Comments

Comparable Properties



510/6 Murphy St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 15/07/2017

Rooms: -

Property Type: Apartment



5/176 Walsh St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$845,000

Method: Auction Sale

Date: 21/06/2017

Rooms: 3

Property Type: Apartment



2/399 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$825,000

Method: Private Sale

Date: 27/09/2017

Rooms: -

Property Type: Apartment