

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

Indicative selling price

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

Range between \$750,000 & \$800,000

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	410/700 Chapel St SOUTH YARRA 3141	\$800,000	26/06/2017
2	18/35 Walsh St SOUTH YARRA 3141	\$793,000	17/06/2017
3	703/700 Chapel St SOUTH YARRA 3141	\$775,000	11/11/2017

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

\$750,000 - \$800,000

Median Unit Price

September quarter 2017: \$621,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



410/700 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 26/06/2017

Rooms: 4

Property Type: Apartment



18/35 Walsh St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$793,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: Apartment



703/700 Chapel St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$775,000

Method: Auction Sale

Date: 11/11/2017

Rooms: -

Property Type: Apartment