

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 | 601/77 River Street, South Yarra Vic 3141 |
|---------------------------------------------|-------------------------------------------|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$500,000 | & | \$550,000 |
|---------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|-------------|
| Median price | \$608,000 | House | | Unit | X | Suburb | South Yarra |
| Period - From | 01/10/2017 | to | 31/12/2017 | 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 | 1012/50 Claremont St SOUTH YARRA 3141 | \$547,000 | 08/01/2018 |
| 2 | 616/32 Bray St SOUTH YARRA 3141 | \$520,000 | 06/10/2017 |
| 3 | 506/200 Toorak Rd SOUTH YARRA 3141 | \$550,000 | 07/08/2017 |

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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2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
December quarter 2017: \$608,000

Comparable Properties



1012/50 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$547,000
Method: Private Sale
Date: 08/01/2018
Rooms: 3
Property Type: Apartment

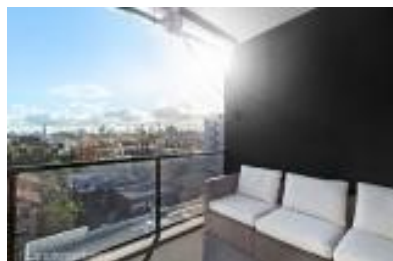


616/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$520,000
Method: Private Sale
Date: 06/10/2017
Rooms: 3
Property Type: Apartment



506/200 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$550,000
Method: Private Sale
Date: 07/08/2017
Rooms: 4
Property Type: Apartment