

### 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 505/6 Murph Including suburb and postcode

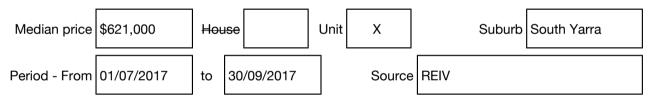
505/6 Murphy Street, South Yarra Vic 3141

#### Indicative selling price

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

Single price \$850,000

#### Median sale price



#### 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.

#### Account - Synergy BSM | P: 1300 141 888 | F: 03 9425 5980

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Karl Schneider 1300 141 888 0428 634 419 karl.schneider@synergybsm.com.au

> Indicative Selling Price \$850,000 Median Unit Price September quarter 2017: \$621,000

## **Comparable Properties**



510/6 Murphy St SOUTH YARRA 3141 (REI)



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)



Price: \$825,000 Method: Private Sale Date: 27/09/2017 Rooms: -Property Type: Apartment

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Agent Comments

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