

Lauchlan Waterfield 03 9509 0411 0422 290 489 Iwaterfield@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address Including suburb and postcode	10/10 Tivoli Road, South Yarra Vic 3141

#### Indicative selling price

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

Single price	\$369,000

#### Median sale price

Median price	\$608,000	Hou	se	Unit	Х	Subu	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.

Ad	dress of comparable property	Price	Date of sale
1	1/35 Fitzgerald St SOUTH YARRA 3141	\$340,000	27/10/2017
2	1/273 Williams Rd SOUTH YARRA 3141	\$347,500	16/12/2017
3	6/4 Normanby St WINDSOR 3181	\$360,000	14/10/2017

#### 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** - hockingstuart | P: 03 9509 0411 | F: 9500 9525





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> **Indicative Selling Price** \$369,000 **Median Unit Price**

December quarter 2017: \$608,000





Property Type: Apartment Agent Comments

### Comparable Properties



1/35 Fitzgerald St SOUTH YARRA 3141 (REI)

Price: \$340,000 Method: Private Sale Date: 27/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/273 Williams Rd SOUTH YARRA 3141 (REI)



Price: \$347,500 Method: Auction Sale Date: 16/12/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 



6/4 Normanby St WINDSOR 3181 (REI)

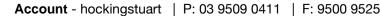
Price: \$360,000

Date: 14/10/2017 Rooms: 3

Method: Auction Sale

Property Type: Apartment

**Agent Comments** 







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