

## 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  
10/10 Tivoli Road, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$369,000

#### 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	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.

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



1   1   1

**Rooms:**  
**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$369,000

**Median Unit Price**  
December quarter 2017: \$608,000

## Comparable Properties



1/35 Fitzgerald St SOUTH YARRA 3141 (REI)   Agent Comments

1   1   1

**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 27/10/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



1/273 Williams Rd SOUTH YARRA 3141 (REI)   Agent Comments

1   1   1

**Price:** \$347,500  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** -  
**Property Type:** Apartment



6/4 Normanby St WINDSOR 3181 (REI)   Agent Comments

1   1   1

**Price:** \$360,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** 3  
**Property Type:** Apartment