601/77 River Street, South Yarra Vic 3141

Mc**Grath**



Rooms: Property Type: Apartment Agent Comments JM Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$520,000 - \$572,000 Median Unit Price Year ending March 2017: \$590,250

Comparable Properties



311/163 Cremorne St RICHMOND 3121 (REI) Agent Comments



Price: \$570,000 Method: Private Sale Date: 27/05/2017 Rooms: 3 Property Type: Apartment



1405/12 Claremont St SOUTH YARRA 3141 Age (REI)

Agent Comments



Price: \$570,000 Method: Private Sale Date: 08/04/2017 Rooms: -Property Type: Apartment





Price: \$560,000 Method: Private Sale Date: 19/04/2017 Rooms: -Property Type: Apartment

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EIV 🗢 propertydata

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.



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 601/77 River Street, South Yarra Vic 3141 Including suburb and postcode

Indicative selling price

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

Range betweer	n \$520,000			&	\$572,000	
Median sale p	rice					
Median price	\$590,250	I	Unit	х	Subur	o South Yarra
Period - From	01/04/2016	to	31/03	3/2017	Source RE	V

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
311/163 Cremorne St RICHMOND 3121	\$570,000	27/05/2017
1405/12 Claremont St SOUTH YARRA 3141	\$570,000	08/04/2017
208/57 Toorak Rd SOUTH YARRA 3141	\$560,000	19/04/2017

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