

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	1/35 Fitzgerald Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Single price \$350,000

Median sale price

Median price	\$652,000	Hou	se	Unit	Х	Suburb	South Yarra
Period - From	01/04/2017	to	30/06/2017		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	6D/381 Toorak Rd SOUTH YARRA 3141	\$370,000	16/06/2017
2	7D/381 Toorak Rd SOUTH YARRA 3141	\$370,000	03/06/2017
3	1/178w Toorak Rd SOUTH YARRA 3141	\$360,000	02/07/2017

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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Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$350,000 **Median Unit Price** June quarter 2017: \$652,000

Comparable Properties



6D/381 Toorak Rd SOUTH YARRA 3141 (REI)

Price: \$370,000

Method: Sold Before Auction

Date: 16/06/2017 Rooms: 3

Property Type: Apartment

7D/381 Toorak Rd SOUTH YARRA 3141 (REI) **Agent Comments**

Price: \$370.000 Method: Auction Sale Date: 03/06/2017

Rooms: -

Property Type: Apartment



1/178w Toorak Rd SOUTH YARRA 3141 (REI)

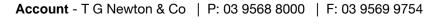
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Price: \$360,000 Method: Private Sale Date: 02/07/2017

Rooms: 3

Property Type: Apartment

Agent Comments







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Agent Comments