

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	4/2a Burnie St TOORAK 3142	\$431,000	03/06/2017
2	7/85 Caroline St SOUTH YARRA 3141	\$420,000	22/07/2017
3	17/43 Kensington Rd SOUTH YARRA 3141	\$410,000	13/06/2017

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.



**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$440,000  
**Median Unit Price**  
Year ending June 2017: \$600,000

## Comparable Properties



**4/2a Burnie St TOORAK 3142 (REI/VG)**

**Agent Comments**



**Price:** \$431,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** 3  
**Property Type:** Apartment



**7/85 Caroline St SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** 3  
**Property Type:** Apartment



**17/43 Kensington Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 13/06/2017  
**Rooms:** -  
**Property Type:** Apartment