

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

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	10/270 Williams Rd TOORAK 3142	\$395,000	23/08/2017
2	1/35 Phoenix St SOUTH YARRA 3141	\$395,000	17/08/2017
3	8/37 Darling St SOUTH YARRA 3141	\$385,000	26/08/2017

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:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$385,000
Median Unit Price
Year ending June 2017: \$600,000

Comparable Properties



10/270 Williams Rd TOORAK 3142 (REI)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 23/08/2017
Rooms: -
Property Type: Apartment



1/35 Phoenix St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 17/08/2017
Rooms: -
Property Type: Apartment



8/37 Darling St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$385,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 2
Property Type: Apartment