

Statement of Information
**Multiple residential properties located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
 Including suburb and
 postcode

21 Millswyn Street, South Yarra VIC 3141
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Group A: 3 Bed/ 3 Bath		Or range between \$5,195,000	& \$5,495,000
Group B: 3 Bed+1 Study/ 2 Bath	\$4,095,000	Or range between	&
Group C: 3 Bed + 1 Study/ 3 Bath	\$5,995,000	Or range between	&
Group D: 3 Bed/ 3 Bath	\$4,195,000	Or range between	&
	\$*	Or range between	&
	\$*	Or range between	
	\$*	Or range between	
	\$*	Or range between	
	\$*	Or range between	
	\$*	Or range between	
	\$*	Or range between	
	\$*	Or range between	
	\$*	Or range between	
	\$*	Or range between	
	\$*	Or range between	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group A & C	1 2/20 Avoca St SOUTH YARRA 3141	\$5,475,000	28/03/2018
	2 2207/250 St Kilda Rd SOUTHBANK VIC 3006	\$5,850,000	22/01/2018
	3 5/45 Marne St SOUTH YARRA VIC 3141	\$6,125,000	09/03/2018

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Group B & D	1 2/20 Avoca St SOUTH YARRA 3141	\$5,475,000	28/03/2018
	2 5A/21 Millswyn St SOUTH YARRA 3141	\$4,950,000	18/05/2018
	3 1902/576 St Kilda Rd MELBOURNE 3004	\$4,425,000	03/06/2018

~~OR~~

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~