

Philippe Batters 9866 4411 0418 992 103 pbatters@willbatt.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/66 Walsh 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 between	\$890,000	&	\$950,000
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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.

Address of comparable property Price Date of sale

1	6/2 Tintern Av TOORAK 3142	\$920,000	22/07/2017
2	2/63 Domain St SOUTH YARRA 3141	\$920,000	13/05/2017
3	103/334 Toorak Rd SOUTH YARRA 3141	\$920,000	18/03/2017

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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Indicative Selling Price \$890,000 - \$950,000 **Median Unit Price**

June quarter 2017: \$652,000

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Rooms:

Property Type: Apartment

Agent Comments

This elegant light filled two bedroom ground floor apartment is brilliantly located between the Botanic Gardens and Fawkner Park. A beautiful apartment in a small development offering an easy stroll to Toorak Road shops and transport.

Comparable Properties



6/2 Tintern Av TOORAK 3142 (REI)



Price: \$920,000 Method: Auction Sale Date: 22/07/2017

Rooms: 4

Property Type: Apartment

Agent Comments



2/63 Domain St SOUTH YARRA 3141 (REI)





Price: \$920,000 Method: Auction Sale Date: 13/05/2017

Rooms: 4

Property Type: Apartment

Agent Comments

Agent Comments



103/334 Toorak Rd SOUTH YARRA 3141 (REI)



Price: \$920.000 Method: Auction Sale Date: 18/03/2017

Rooms: -

Property Type: Apartment

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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.

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