

## 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 2/66 Walsh Street, South Yarra Vic 3141

#### Indicative selling price

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

Range between \$890,000 & \$950,000

#### Median sale price

Median price \$652,000 House Unit X 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.



**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)**

**Agent Comments**



**Price:** \$920,000

**Method:** Auction Sale

**Date:** 22/07/2017

**Rooms:** 4

**Property Type:** Apartment



**2/63 Domain St SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$920,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** 4

**Property Type:** Apartment



**103/334 Toorak Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$920,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** -

**Property Type:** Apartment