

## 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  
39 Ellis 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)

Single price \$649,000

**Median sale price**

Median price \$585,500 House Unit X Suburb South Yarra

Period - From 01/01/2018 to 31/12/2018 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	7/63 Domain St SOUTH YARRA 3141	\$720,000	09/11/2018
2	1505/50 Claremont St SOUTH YARRA 3141	\$691,000	05/12/2018
3	35 Ellis St SOUTH YARRA 3141	\$655,000	13/10/2018

**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.



2   2   1

**Rooms:**

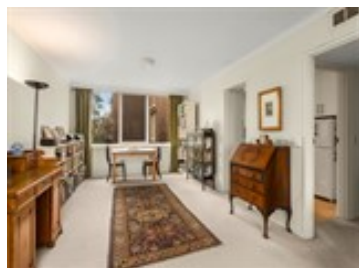
**Property Type:** House (Res)

**Land Size:** 88 sqm approx

**Agent Comments**

Wil & Co. is located in a prime South Yarra spot, ten minutes walk to trams, trains and buses, and close to the eating, shopping and entertainment delights of Chapel Street.

## Comparable Properties



**7/63 Domain St SOUTH YARRA 3141 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 09/11/2018

**Rooms:** -

**Property Type:** Apartment



**1505/50 Claremont St SOUTH YARRA 3141 (REI/VG)**   **Agent Comments**

2   2   1

**Price:** \$691,000

**Method:** Private Sale

**Date:** 05/12/2018

**Rooms:** 3

**Property Type:** Apartment



**35 Ellis St SOUTH YARRA 3141 (REI/VG)**   **Agent Comments**

2   2   1

**Price:** \$655,000

**Method:** Private Sale

**Date:** 13/10/2018

**Rooms:** -

**Property Type:** Apartment

**Land Size:** 701 sqm approx