

mfava@melbournerealestate.com.au

98292937 0419167934

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

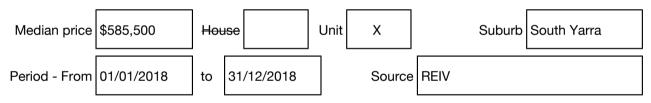
s | 39 Ellis Street, South Yarra Vic 3141 d e

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$649,000

Median sale price



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.

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

propertydata

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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.

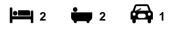


39 Ellis Street, South Yarra Vic 3141



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Rooms: Property Type: House (Res) Land Size: 88 sqm approx

mfava@melbournerealestate.com.au **Indicative Selling Price** \$649,000

Median Unit Price Year ending December 2018: \$585,500

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



Price: \$720,000 Method: Private Sale Date: 09/11/2018 Rooms: -Property Type: Apartment



1505/50 Claremont St SOUTH YARRA 3141 (REI/VG) 2

Agent Comments

Price: \$691,000 Method: Private Sale Date: 05/12/2018 Rooms: 3 Property Type: Apartment



35 Ellis St SOUTH YARRA 3141 (REI/VG)



Price: \$655,000 Method: Private Sale Date: 13/10/2018 Rooms: -Property Type: Apartment Land Size: 701 sqm approx Agent Comments

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