

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	13/17-23 Mona Place, South Yarra Vic 3141
postcode	

Indicative selling price

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

Single price | \$585,000

Median sale price

Median price	\$655,000	Hou	se	Unit	Х	Suburb	South Yarra
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

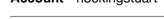
Comparable property sales (*Delete A or B below as applicable)

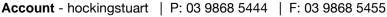
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	10/14 Tivoli PI SOUTH YARRA 3141	\$600,000	14/05/2018
2	18/30 Mona PI SOUTH YARRA 3141	\$600,000	28/04/2018
3	3/14 Tivoli PI SOUTH YARRA 3141	\$580,000	18/07/2018

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.















Rooms:

Property Type: Flat **Agent Comments**

Indicative Selling Price \$585,000 **Median Unit Price** June guarter 2018: \$655,000

Comparable Properties



10/14 Tivoli PI SOUTH YARRA 3141 (REI/VG)

Price: \$600,000

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Method: Sold Before Auction

Date: 14/05/2018 Rooms: 3

Property Type: Apartment

Agent Comments



18/30 Mona PI SOUTH YARRA 3141 (REI/VG)





Agent Comments

Price: \$600,000 Method: Auction Sale Date: 28/04/2018

Rooms: -

Property Type: Apartment



3/14 Tivoli PI SOUTH YARRA 3141 (REI)



Price: \$580,000 Method: Auction Sale Date: 18/07/2018

Rooms: 3

Property Type: Apartment

Agent Comments

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Generated: 14/09/2018 13:39



