

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran  
Gilbert**

castrangilbert.com.au

### Property offered for sale

Address

8 / 145 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:

\$760,000

&

\$800,000

### Median sale price

Median price

\$633,750

Property type

Unit

Suburb

SOUTH YARRA VIC 3141

Period - From

31/10/2018

to

31/10/2019

Source

www.realestate.com.au

### Comparable property sales

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
2/176 Walsh St SOUTH YARRA	\$830,000	16/11/2019
18/38a Kensington Rd SOUTH YARRA	\$820,000	16/11/2019
401/6 Murphy St SOUTH YARRA	\$765,000	18/10/2019

This Statement of Information was prepared on:

26/11/2019