

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	G5/52 Darling St SOUTH YARRA 3141	\$332,250	15/02/2019
2	215/31 Malcolm St SOUTH YARRA 3141	\$325,000	10/12/2018
3	5/34 Clarke St PRAHRAN 3181	\$320,000	16/01/2019

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.



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Rooms:
Property Type: Strata Unit/Flat
 Agent Comments

Indicative Selling Price
 \$315,000
Median Unit Price
 December quarter 2018: \$587,000

Comparable Properties



G5/52 Darling St SOUTH YARRA 3141 (REI/VG) Agent Comments

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Price: \$332,250
Method: Private Sale
Date: 15/02/2019
Rooms: 2
Property Type: Apartment



215/31 Malcolm St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$325,000
Method: Private Sale
Date: 10/12/2018
Rooms: -
Property Type: Apartment



5/34 Clarke St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$320,000
Method: Private Sale
Date: 16/01/2019
Rooms: 3
Property Type: Apartment