

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

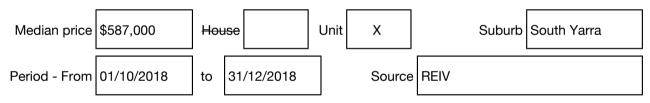
Address Including suburb and postcode 1601/7 Yarra Street, South Yarra Vic 3141

#### Indicative selling price

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

Single price \$315,000

#### 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	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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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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.





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





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

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



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



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



Property Type: Apartment

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

Agent Comments

Agent Comments

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