

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 3/6 Chambers Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$2,550,000

Median sale price

Median price \$562,500

Property Type Unit

Suburb South Yarra

Period - From 01/04/2019

to 30/06/2019

Source REIV

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.

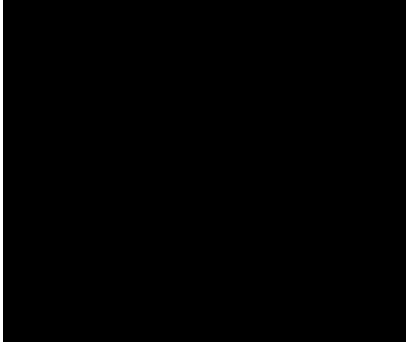
	Address of comparable property	Price	Date of sale
1	2/6 Chambers St, South Yarra, Vic 3141, Australia	\$2,250,000	28/03/2019
2	402/8 Murphy St SOUTH YARRA 3141	\$2,500,000	01/05/2019
3	4/631 Orrong Rd TOORAK 3142	\$2,400,888	19/06/2019

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.~~

This Statement of Information was prepared on:

19/09/2019 17:01



Property Type:
Agent Comments

Indicative Selling Price
\$2,550,000
Median Unit Price
June quarter 2019: \$562,500

Comparable Properties

2/6 Chambers St, South Yarra, Vic 3141,
Australia (REI)

Agent Comments



Price: \$2,250,000
Method:
Date: 28/03/2019
Property Type: Apartment



402/8 Murphy St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$2,500,000
Method: Private Sale
Date: 01/05/2019
Rooms: 7
Property Type: Apartment

4/631 Orrong Rd TOORAK 3142 (VG)

Agent Comments



Price: \$2,400,888
Method: Sale
Date: 19/06/2019
Property Type: Strata Unit/Flat