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	Pro	perty Type Unit	i		Suburb	South Yarra
Period - From	01/04/2019	to	30/06/2019	So	urce	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.

Add	dress 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



KAY&BURTON





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)



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



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

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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.