

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 2/85 Caroline Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$500,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2019

to 31/12/2019

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	17/52 Caroline St SOUTH YARRA 3141	\$485,000	14/12/2019
2	10/47 Rockley Rd SOUTH YARRA 3141	\$450,000	30/09/2019
3	21/124 Caroline St.S SOUTH YARRA 3141	\$450,000	24/08/2019

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:

30/01/2020 16:13



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000

Median Unit Price

December quarter 2019: \$780,000

Comparable Properties



17/52 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$485,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Apartment



10/47 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$450,000

Method: Sale by Tender

Date: 30/09/2019

Property Type: Apartment



21/124 Caroline St.S SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$450,000

Method: Auction Sale

Date: 24/08/2019

Property Type: Apartment