

## Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 17a Stables Lane, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,185,000 & \$1,300,000

### Median sale price

Median price \$563,000 Unit X Suburb South Yarra

Period - From 01/04/2019 to 30/06/2019 Source REIV

### Comparable property sales

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 Cromwell Place, South Yarra	\$1,350,000	18/05/2019
58 Alexandra Street, South Yarra	\$1,250,000	06/04/2019
3B Cromwell Road, South Yarra	\$1,300,000	23/03/2019