

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	231/471 Malvern Road, South Yarra Vic 3141
---	--

Indicative selling price

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

Range between	\$370,000	&	\$400,000
---------------	-----------	---	-----------

Median sale price

Median price	\$621,000	House		Unit	X	Suburb	South Yarra
Period - From	01/07/2017	to	30/09/2017	Source	REIV		

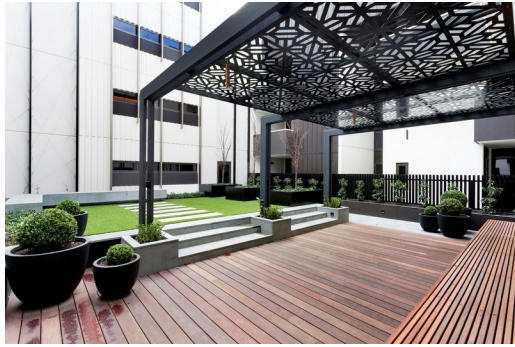
Comparable property sales (*Delete A or B below as applicable)

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	309/270 High St WINDSOR 3181	\$400,000	26/06/2017
2	1109/229 Toorak Rd SOUTH YARRA 3141	\$380,000	01/06/2017
3	403/201 High St PRAHRAN 3181	\$380,000	09/10/2017

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.~~



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
September quarter 2017: \$621,000

Comparable Properties



309/270 High St WINDSOR 3181 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 26/06/2017
Rooms: -
Property Type: Apartment

1109/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 01/06/2017
Rooms: 2
Property Type: Apartment



403/201 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 09/10/2017
Rooms: -
Property Type: Apartment