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Rooms: 4
Property Type: Apartment
Land Size: 1891 sqm
 Agent Comments

Indicative Selling Price
 \$550,000
Median Unit Price
 March quarter 2017: \$599,500

Comparable Properties



509/32 Bray St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Apartment had different orientation which offered City Views.

Price: \$599,000
Method: Private Sale
Date: 03/03/2017
Rooms: 3
Property Type: Apartment



1405/12 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

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Apartment featured a second bathroom.

Price: \$570,000
Method: Private Sale
Date: 08/04/2017
Rooms: -
Property Type: Apartment



208/57 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

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Located in a smaller building with lower outgoings.

Price: \$560,000
Method: Private Sale
Date: 19/04/2017
Rooms: -
Property Type: Apartment

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

Indicative selling price

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

Single price

Median sale price

Median price Unit Suburb
 Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
509/32 Bray St SOUTH YARRA 3141	\$599,000	03/03/2017
1405/12 Claremont St SOUTH YARRA 3141	\$570,000	08/04/2017
208/57 Toorak Rd SOUTH YARRA 3141	\$560,000	19/04/2017