

## 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	311/36-38 Darling Street, South Yarra Vic 3141
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#### Indicative selling price

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

Single price	\$350,000
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#### Median sale price

Median price	\$652,000	House		Unit	X	Suburb	South Yarra
Period - From	01/04/2017	to	30/06/2017	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	6/87 Caroline St SOUTH YARRA 3141	\$345,000	12/04/2017
2	14/245 Williams Rd SOUTH YARRA 3141	\$338,000	25/03/2017
3	5/178 Toorak Rd.W SOUTH YARRA 3141	\$335,000	24/04/2017

**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:** Apartment

Agent Comments

## Comparable Properties



**6/87 Caroline St SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$345,000

**Method:** Private Sale

**Date:** 12/04/2017

**Rooms:** 2

**Property Type:** Apartment



**14/245 Williams Rd SOUTH YARRA 3141 (REI/VG)** Agent Comments



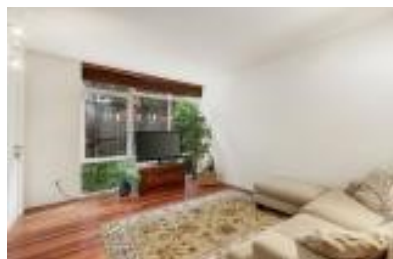
**Price:** \$338,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** -

**Property Type:** Apartment



**5/178 Toorak Rd.W SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$335,000

**Method:** Private Sale

**Date:** 24/04/2017

**Rooms:** 3

**Property Type:** Apartment