

STATEMENT OF INFORMATIONFOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA**Sections 47AF of the Estate Agents Act 1980**

PROPERTY OFFERED FOR SALE

203/60 Garden Street, South Yarra, VIC 3141

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting**Range Between \$120,000 & \$129,000**

MEDIAN SALE PRICE

Median price \$570,000 | House | South Yarra (3141)**Period - From 1 November 2017 to 31 October 2018 | Source - CoreLogic**

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
301/K13 RALEIGH STREET, WINDSOR VIC 3181	\$125,000	31/05/2018
210/42 PORTER STREET, PRAHRAN VIC 3181	\$130,000	17/05/2018
413/42 PORTER STREET, PRAHRAN VIC 3181	\$130,000	17/05/2018