

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 6 Victoria Terrace, South Yarra Vic 3141

Indicative selling price

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

Range between \$2,275,000 & \$2,500,000

Median sale price

Median price \$1,705,000 Property Type House Suburb South Yarra

Period - From 01/04/2019 to 30/06/2019 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	42 Tivoli Rd SOUTH YARRA 3141	\$2,767,500	19/06/2019
2	402/8 Murphy St SOUTH YARRA 3141	\$2,500,000	01/05/2019
3	2/6 Chambers St SOUTH YARRA 3141	\$2,250,001	27/03/2019

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.~~

This Statement of Information was prepared on: 24/09/2019 18:13



Property Type:
Agent Comments

Indicative Selling Price
\$2,275,000 - \$2,500,000
Median House Price
June quarter 2019: \$1,705,000

Comparable Properties



42 Tivoli Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$2,767,500
Method: Private Sale
Date: 19/06/2019
Property Type: Townhouse (Res)
Land Size: 250 sqm approx



402/8 Murphy St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$2,500,000
Method: Private Sale
Date: 01/05/2019
Rooms: 7
Property Type: Apartment



2/6 Chambers St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$2,250,001
Method: Sale
Date: 27/03/2019
Property Type: Common Area associated with residential unit(s)
Land Size: 278 sqm approx