

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address

Indicative selling price

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

Single price:

Median sale price

Median price House 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable properties	Price	Date of sale
1. 25 Balmoral Place, South Yarra Vic 3141	\$1,300,000	10/11/2018
2. 8 May Grove, South Yarra Vic 3141	\$1,305,000	27/10/2018
3. 12 Grosvenor Street, South Yarra Vic 3141	\$1,305,000	01/10/2018