

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 506/38 Cunningham Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$910,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2018

to 30/09/2019

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	1101/480 St Kilda Rd MELBOURNE 3004	\$900,000	24/07/2019
2	808/140 Swan St CREMORNE 3121	\$850,000	03/08/2019
3	1803/35 Malcolm St SOUTH YARRA 3141	\$850,000	20/12/2019

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:

14/01/2020 14:17



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$910,000

Median Unit Price

Year ending September 2019: \$550,000

Comparable Properties



1101/480 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

 2  2  1

Price: \$900,000

Method: Private Sale

Date: 24/07/2019

Rooms: 4

Property Type: Apartment



808/140 Swan St CREMORNE 3121 (REI) Agent Comments

 2  2  1

Price: \$850,000

Method: Auction Sale

Date: 03/08/2019

Rooms: 6

Property Type: Apartment



1803/35 Malcolm St SOUTH YARRA 3141 (REI) Agent Comments

 2  1  1

Price: \$850,000

Method: Private Sale

Date: 20/12/2019

Property Type: Apartment