

Philippe Batters 9866 4411 0418 992 103 pbatters@willbatt.com.au

### 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	2/44 Murphy Street, South Yarra Vic 3141
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$3,185,000

#### Median sale price

Median price	\$1,957,500	Hou	ise X	Unit		Suburb	South Yarra
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

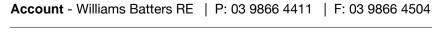
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	246b Domain Rd SOUTH YARRA 3141	\$3,460,000	16/09/2017
2	2 Portland St RICHMOND 3121	\$3,350,000	07/07/2017
3	2c Copelen St SOUTH YARRA 3141	\$3.075.000	08/08/2017

#### 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.







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**Indicative Selling Price** \$3,185,000 **Median House Price** 

Year ending September 2017: \$1,957,500



Rooms:

Property Type: Townhouse (Res)

**Agent Comments** 

## Comparable Properties



246b Domain Rd SOUTH YARRA 3141 (REI)

**---** 3

Price: \$3,460,000 Method: Auction Sale Date: 16/09/2017

Rooms: -

Property Type: House (Res)

**Agent Comments** 



2 Portland St RICHMOND 3121 (REI)



Agent Comments

Price: \$3,350,000 Method: Private Sale Date: 07/07/2017

Rooms: -

Property Type: Townhouse (Res)

2c Copelen St SOUTH YARRA 3141 (REI)

**--**3



Price: \$3,075,000 Method: Private Sale Date: 08/08/2017

Rooms: -

Property Type: House (Res)

Agent Comments



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