

## 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

2/44 Murphy Street, South Yarra Vic 3141

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$3,185,000

## Median sale price

Median price \$1,957,500

House

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.

	Address 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.



 3  3  2

**Rooms:**

**Property Type:** Townhouse (Res)

**Agent Comments**

## Comparable Properties



**246b Domain Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$3,460,000

**Method:** Auction Sale

**Date:** 16/09/2017

**Rooms:** -

**Property Type:** House (Res)



**2 Portland St RICHMOND 3121 (REI)**

**Agent Comments**

 3  2  6

**Price:** \$3,350,000

**Method:** Private Sale

**Date:** 07/07/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**2c Copelen St SOUTH YARRA 3141 (REI)**

**Agent Comments**

 3  3  2

**Price:** \$3,075,000

**Method:** Private Sale

**Date:** 08/08/2017

**Rooms:** -

**Property Type:** House (Res)