

# 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

1102/18 Yarra 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)

Range between \$400,000 & \$430,000

### Median sale price

Median price \$592,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 31/03/2024 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 | 1012/15 Clifton St PRAHRAN 3181   | \$420,000 | 14/05/2024   |
| 2 | 310/8 Bowen Cr MELBOURNE 3000     | \$420,000 | 14/06/2024   |
| 3 | 12/388 Toorak Rd SOUTH YARRA 3141 | \$415,000 | 14/05/2024   |

**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:

28/06/2024 16:47



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$400,000 - \$430,000

**Median Unit Price**

Year ending March 2024: \$592,000

## Comparable Properties



**1012/15 Clifton St PRAHRAN 3181 (REI/VG)**

**Agent Comments**



**Price:** \$420,000

**Method:** Private Sale

**Date:** 14/05/2024

**Property Type:** Apartment



**310/8 Bowen Cr MELBOURNE 3000 (REI)**

**Agent Comments**



**Price:** \$420,000

**Method:** Private Sale

**Date:** 14/06/2024

**Property Type:** Apartment



**12/388 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$415,000

**Method:** Private Sale

**Date:** 14/05/2024

**Property Type:** Unit

**Account - Bow Residential** | P: (03) 8672 2942