

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

1310/7 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$564,250

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2024

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	1308/7 Yarra St SOUTH YARRA 3141	\$355,000	07/05/2024
2	1807/7 Yarra St SOUTH YARRA 3141	\$350,000	08/05/2024
3	1404/7 Yarra St SOUTH YARRA 3141	\$347,500	17/01/2024

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:

24/06/2024 15:28



🛏 1 🚿 1 🚗 1

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$350,000

Median Unit Price

March quarter 2024: \$564,250

Comparable Properties



1308/7 Yarra St SOUTH YARRA 3141 (REI/VG) Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$355,000

Method: Private Sale

Date: 07/05/2024

Property Type: Apartment



1807/7 Yarra St SOUTH YARRA 3141 (REI/VG) Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$350,000

Method: Private Sale

Date: 08/05/2024

Property Type: Apartment



1404/7 Yarra St SOUTH YARRA 3141 (REI/VG) Agent Comments

🛏 1 🚿 1 🚗 1

Price: \$347,500

Method: Private Sale

Date: 17/01/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951