

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

1608/3 YARRA STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

2108/3 YARRA STREET SOUTH YARRA VIC 3141	\$585,000	29-Sep-23
1302/7 YARRA STREET SOUTH YARRA VIC 3141	\$590,000	22-Nov-23
1905/2 CLAREMONT STREET SOUTH YARRA VIC 3141	\$600,000	24-Aug-23

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 6 months.~~

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**2108/3 YARRA STREET SOUTH
YARRA VIC 3141**

2 1 -

Sold Price ^{RS} **\$585,000** ^{UN} Sold Date **29-Sep-23**

Distance **0km**

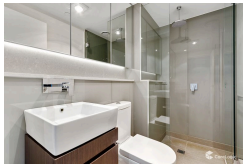


**1302/7 YARRA STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$590,000** Sold Date **22-Nov-23**

Distance **0.05km**



**1905/2 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 1 1

Sold Price **\$600,000** Sold Date **24-Aug-23**

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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