# 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

1804/3 Yarra Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$400,000		&		\$420,000					
Median sale pi	rice									
Median price	\$603,750	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	213/163 Cremorne St CREMORNE 3121	\$420,000	26/09/2023
2	315/38 Cunningham St SOUTH YARRA 3141	\$410,000	13/11/2023
3	1006/1 Clara St SOUTH YARRA 3141	\$410,000	21/12/2023

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:

06/02/2024 14:19









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$400,000 - \$420,000 Median Unit Price December quarter 2023: \$603,750

# **Comparable Properties**



213/163 Cremorne St CREMORNE 3121 (REI/VG)



Price: \$420,000 Method: Private Sale Date: 26/09/2023 Property Type: Unit Agent Comments



315/38 Cunningham St SOUTH YARRA 3141 (REI/VG) Agent Comments

Agent Comments



Price: \$410,000 Method: Private Sale Date: 13/11/2023 Property Type: Apartment



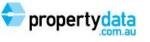
1006/1 Clara St SOUTH YARRA 3141 (REI)



Price: \$410,000 Method: Sold Before Auction Date: 21/12/2023 Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455





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