

## 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

2015/3 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2023

to

31 May 2024

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

1515/3 YARRA STREET SOUTH YARRA VIC 3141	\$550,000	15-Feb-24
1608/3 YARRA STREET SOUTH YARRA VIC 3141	\$558,000	02-Apr-24
2108/3 YARRA STREET SOUTH YARRA VIC 3141	\$580,000	15-Jan-24

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.~~

This Statement of Information was prepared on: 01 June 2024



**1515/3 YARRA STREET SOUTH  
YARRA VIC 3141**

 2  1  1

Sold Price <sup>RS</sup> **\$550,000** <sup>UN</sup> Sold Date **15-Feb-24**

Distance **0km**



**1608/3 YARRA STREET SOUTH  
YARRA VIC 3141**

 2  1  -

Sold Price <sup>RS</sup> **\$558,000** <sup>UN</sup> Sold Date **02-Apr-24**

Distance **0.01km**



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

 2  1  -

Sold Price **\$580,000** Sold Date **15-Jan-24**

Distance **0.01km**

RS = Recent sale      UN = Undisclosed Sale

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