

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

2315/3 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$603,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

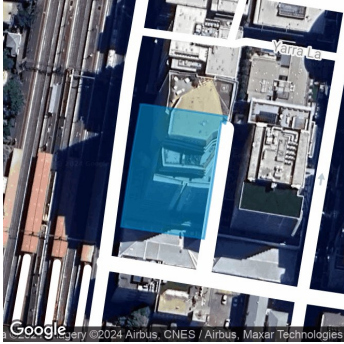
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1515/3 Yarra St SOUTH YARRA 3141	\$550,000	15/02/2024
2	Unit 1208/3 Yarra St SOUTH YARRA 3141	\$575,000	02/02/2024
3	2108/3 Yarra St SOUTH YARRA 3141	\$580,000	15/01/2024

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: 08/03/2024 18:15



Property Type: Apartment

Agent Comments

Comparable Properties



1515/3 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 15/02/2024

Property Type: Apartment

Land Size: 2168 sqm approx



Unit 1208/3 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 02/02/2024

Property Type: Apartment



2108/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 15/01/2024

Property Type: Apartment