

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

1510/3 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2022

to

30 Apr 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

1413/3 YARRA STREET SOUTH YARRA VIC 3141	\$502,000	14-Mar-23
1604/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$325,000	20-Mar-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.

This Statement of Information was prepared on: 20 May 2023



L Real Estate

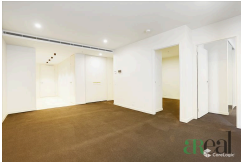
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**1413/3 YARRA STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$502,000** Sold Date **14-Mar-23**

Distance **0km**



**1604/10 CLAREMONT STREET
SOUTH YARRA VIC 3141**

1 1 -

Sold Price **\$325,000** Sold Date **20-Mar-23**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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