

## 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

2703/3 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2022

to

31 Jul 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

307/42 RALSTON STREET SOUTH YARRA VIC 3141	\$1,000,000	24-Mar-23
201/10 BOND STREET SOUTH YARRA VIC 3141	\$950,000	10-Jul-23
111/42 RALSTON STREET SOUTH YARRA VIC 3141	\$920,000	08-Jun-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: 10 August 2023



**307/42 RALSTON STREET SOUTH  
YARRA VIC 3141**

2 2 1

Sold Price

<sup>RS</sup> **\$1,000,000**

Sold Date

**24-Mar-23**

Distance

**0.49km**



**201/10 BOND STREET SOUTH  
YARRA VIC 3141**

2 2 1

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date

**10-Jul-23**

Distance

**0.36km**



**111/42 RALSTON STREET SOUTH  
YARRA VIC 3141**

2 2 1

Sold Price

**\$920,000**

Sold Date

**08-Jun-23**

Distance

**0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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