

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

2805/3 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$590,000 Property Type Unit Suburb South Yarra

Period - From 18/12/2022 to 17/12/2023 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	2807/3 Yarra St SOUTH YARRA 3141	\$790,000	09/11/2023
2	801/3 Yarra St SOUTH YARRA 3141	\$705,000	18/09/2023
3	1406/3 Yarra St SOUTH YARRA 3141	\$675,500	22/08/2023

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:

18/12/2023 15:46



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

18/12/2022 - 17/12/2023: \$590,000

Comparable Properties



2807/3 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 09/11/2023

Property Type: Apartment



801/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 18/09/2023

Property Type: Unit



1406/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$675,500

Method: Private Sale

Date: 22/08/2023

Property Type: Apartment