

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

304/89 River Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$1,150,000

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	1109/800 Chapel St SOUTH YARRA 3141	\$1,130,000	01/12/2023
2			
3			




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 17:09



			2
			Secure basement car space / storage cage
2	2		

Indicative Selling Price
\$1,150,000
Median Unit Price
December quarter 2023: \$603,750

Property Type: Apartment (Strata)
Land Size: 131 sqm approx
Agent Comments

Comparable Properties



1109/800 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments

	2		2		2
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Price: \$1,130,000
Method: Sold Before Auction
Date: 01/12/2023
Property Type: Apartment

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.