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

41d Clara Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,400,000		&		\$1,540,000			
Median sale p	rice							
Median price	\$1,200,000	Pro	operty Type	Том	nhouse		Suburb	South Yarra
Period - From	15/04/2023	to	14/04/2024		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	42 Union St WINDSOR 3181	\$1,601,000	02/03/2024
2	41 Parkville St BURNLEY 3121	\$1,490,000	23/03/2024
3	15 Continental Way PRAHRAN 3181	\$1,480,000	29/02/2024

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:

15/04/2024 17:55



41d Clara Street, South Yarra Vic 3141



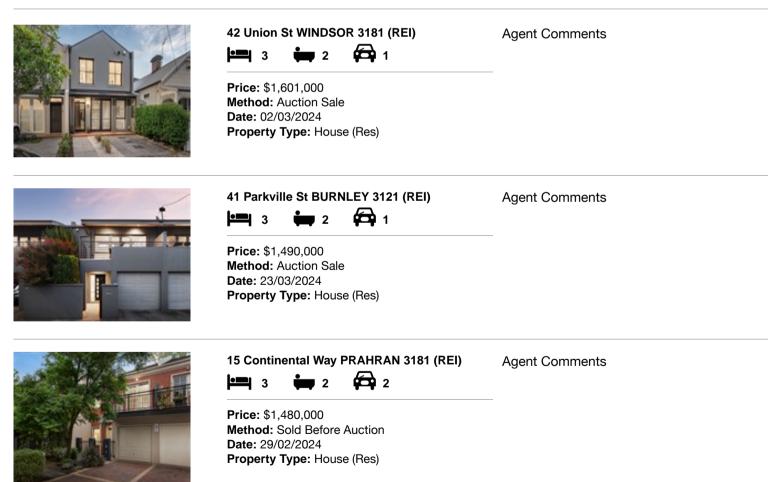




Property Type: Townhouse Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$1,400,000 - \$1,540,000 Median Townhouse Price 15/04/2023 - 14/04/2024: \$1,200,000

Comparable Properties



Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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