

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

&

\$1,540,000

### Median sale price

Median price \$1,200,000

Property Type Townhouse

Suburb South Yarra

Period - From 15/04/2023

to 14/04/2024

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	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



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**42 Union St WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$1,601,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)



**41 Parkville St BURNLEY 3121 (REI)**

Agent Comments



**Price:** \$1,490,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)



**15 Continental Way PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$1,480,000

**Method:** Sold Before Auction

**Date:** 29/02/2024

**Property Type:** House (Res)