

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 604/18 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2023

to 30/09/2023

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	1604/50 Claremont St SOUTH YARRA 3141	\$580,000	28/07/2023
2	10/22-24 Darling St SOUTH YARRA 3141	\$570,500	09/11/2023
3	1904/50 Claremont St SOUTH YARRA 3141	\$547,000	15/11/2023

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:

19/12/2023 15:57



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000

Median Unit Price

September quarter 2023: \$605,000

Comparable Properties



1604/50 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 28/07/2023

Property Type: Apartment



10/22-24 Darling St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$570,500

Method: Sold Before Auction

Date: 09/11/2023

Property Type: Apartment



1904/50 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$547,000

Method: Private Sale

Date: 15/11/2023

Property Type: Apartment

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