# 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 consul	mer.vic.gov.au/	/underquoting	

Single price \$550,000

#### Median sale price

Median price	\$605,000	Pro	perty Type Unit	t		Suburb	South Yarra
Period - From	01/07/2023	to	30/09/2023	So	urce	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	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)



Price: \$580,000 Method: Private Sale Date: 28/07/2023 Property Type: Apartment

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

Agent Comments

Agent Comments



Price: \$570,500 Method: Sold Before Auction Date: 09/11/2023 Property Type: Apartment



1904/50 Claremont St SOUTH YARRA 3141 (REI)



Price: \$547,000 Method: Private Sale Date: 15/11/2023 Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



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