

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

703/1-3 CLARA STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

1007/1-3 CLARA STREET SOUTH YARRA VIC 3141	\$480,000	03-Jun-24
6/13 MOTHERWELL STREET SOUTH YARRA VIC 3141	\$466,000	23-Apr-24
309/38 CUNNINGHAM STREET SOUTH YARRA VIC 3141	\$460,000	22-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 02 July 2024

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**1007/1-3 CLARA STREET SOUTH
 YARRA VIC 3141**

1 1 1

Sold Price

^{RS} **\$480,000**

Sold Date **03-Jun-24**

Distance **0km**



**6/13 MOTHERWELL STREET
 SOUTH YARRA VIC 3141**

1 1 1

Sold Price

\$466,000

Sold Date **23-Apr-24**

Distance **0.42km**



**309/38 CUNNINGHAM STREET
 SOUTH YARRA VIC 3141**

1 1 1

Sold Price

\$460,000

Sold Date **22-Mar-24**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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