# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	708/12 Yarra Street, South Yarra Vic 3141
Including suburb and	
postcode	

# Indicative selling price

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

Single price \$595,000

#### Median sale price

Median price	\$552,000	Pro	perty Type Ur	nit		Suburb	South Yarra
Period - From	03/07/2023	to	02/07/2024		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

1	1108/32 Bray St SOUTH YARRA 3141	\$590,000	24/06/2024
2	2015/3 Yarra St SOUTH YARRA 3141	\$550,000	21/06/2024
3	915/3 Yarra St SOUTH YARRA 3141	\$522,000	25/06/2024

#### 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:	03/07/2024 11:06



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$595,000 **Median Unit Price** 03/07/2023 - 02/07/2024: \$552,000

# Comparable Properties



1108/32 Bray St SOUTH YARRA 3141 (REI)



**Agent Comments** 

Price: \$590,000 Method: Private Sale Date: 24/06/2024

Property Type: Apartment



2015/3 Yarra St SOUTH YARRA 3141 (REI)

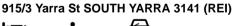




Price: \$550,000 Method: Private Sale Date: 21/06/2024

Property Type: Apartment

Agent Comments







Price: \$522,000 Method: Private Sale Date: 25/06/2024

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



