

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

710/3 YARRA 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

\$355,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2023

to

31 Mar 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

404/200 TOORAK ROAD SOUTH YARRA VIC 3141	\$375,000	19-Dec-23
G01/77 RIVER STREET SOUTH YARRA VIC 3141	\$380,000	28-Nov-23
108/681 CHAPEL STREET SOUTH YARRA VIC 3141	\$365,500	20-Apr-24

OR

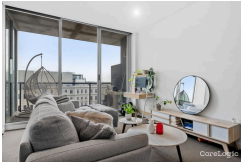
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 April 2024

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**404/200 TOORAK ROAD SOUTH
YARRA VIC 3141**

1 1 -

Sold Price

\$375,000

Sold Date

19-Dec-23

Distance

0.19km



**G01/77 RIVER STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price

^{RS} **\$380,000** ^{UN}

Sold Date

28-Nov-23

Distance

0.42km



**108/681 CHAPEL STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price

^{RS} **\$365,500**

Sold Date

20-Apr-24

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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