

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

G01/77 River Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$390,000

&

\$420,000

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	107/77 River St SOUTH YARRA 3141	\$405,000	13/07/2023
2	206/52 Darling St SOUTH YARRA 3141	\$394,999	14/08/2023
3	1105/7 Claremont St SOUTH YARRA 3141	\$390,000	13/08/2023

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:

19/10/2023 11:50



Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
September quarter 2023: \$605,000

Comparable Properties



107/77 River St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$405,000
Method: Private Sale
Date: 13/07/2023
Property Type: Apartment

206/52 Darling St SOUTH YARRA 3141 (VG) Agent Comments



Price: \$394,999
Method: Sale
Date: 14/08/2023
Property Type: Strata Unit/Flat



1105/7 Claremont St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$390,000
Method: Private Sale
Date: 13/08/2023
Property Type: Apartment

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