

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

2107/3 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$591,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 30/06/2023 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	201/10 Bond St SOUTH YARRA 3141	\$950,000	10/07/2023
2	125/539 St Kilda Rd MELBOURNE 3004	\$858,000	18/07/2023
3	405/33-34 Queens Rd MELBOURNE 3004	\$840,000	29/07/2023

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:

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Property Type: House (Res)
Land Size: 2168 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median Unit Price
 June quarter 2023: \$591,000

Comparable Properties



201/10 Bond St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 10/07/2023
Property Type: Apartment



125/539 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$858,000
Method: Private Sale
Date: 18/07/2023
Property Type: Apartment



405/33-34 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$840,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Apartment