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	2805/3 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

Range between	\$620,000	&	\$640,000
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Median sale price

Median price	\$603,750	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/10/2023	to	31/12/2023		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

	aress of comparable property	1 1100	Date of Sale
1	1406/3 Yarra St SOUTH YARRA 3141	\$675,500	22/08/2023
2	2006/7 Yarra St SOUTH YARRA 3141	\$630,000	30/10/2023
3	909/2 Albert Rd SOUTH MELBOURNE 3205	\$625,000	09/01/2024

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:	23/01/2024 12:08



Date of sale



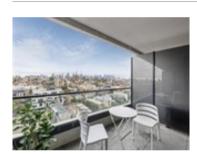




Property Type: Apartment Agent Comments

Indicative Selling Price \$620,000 - \$640,000 Median Unit Price December quarter 2023: \$603,750

Comparable Properties



1406/3 Yarra St SOUTH YARRA 3141 (REI/VG)

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Price: \$675,500 Method: Private Sale Date: 22/08/2023

Property Type: Apartment

Agent Comments



2006/7 Yarra St SOUTH YARRA 3141 (REI/VG)

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Price: \$630,000 Method: Private Sale Date: 30/10/2023 Property Type: Unit

Land Size: 1146 sqm approx

Agent Comments



909/2 Albert Rd SOUTH MELBOURNE 3205

(REI)

-2

Price: \$625,000 Method: Private Sale Date: 09/01/2024

Property Type: Apartment

Agent Comments

Account - Little Real Estate | P: 07 3037 0255



