

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

2409/3 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$389,000

Median sale price

Median price \$655,000

House

Unit

X

Suburb

South Yarra

Period - From 01/04/2018

to

30/06/2018

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	407/1 Clara St SOUTH YARRA 3141	\$441,370	23/05/2018
2	1604/3 Yarra St SOUTH YARRA 3141	\$440,000	03/07/2018
3	205/220 Commercial Rd PRAHRAN 3181	\$395,000	30/06/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$389,000

Median Unit Price

June quarter 2018: \$655,000

Comparable Properties



407/1 Clara St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$441,370

Method: Private Sale

Date: 23/05/2018

Rooms: -

Property Type: Apartment



1604/3 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$440,000

Method: Sold Before Auction

Date: 03/07/2018

Rooms: -

Property Type: Apartment



205/220 Commercial Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$395,000

Method: Auction Sale

Date: 30/06/2018

Rooms: -

Property Type: Apartment