

# 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

2607/3 Yarra Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$330,000 & \$360,000

### Median sale price

Median price \$564,250 Property Type Unit Suburb South Yarra

Period - From 01/01/2024 to 31/03/2024 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	108/681 Chapel St SOUTH YARRA 3141	\$365,500	20/04/2024
2	2211/3 Yarra St SOUTH YARRA 3141	\$345,000	20/02/2024
3	1216/3 Yarra St SOUTH YARRA 3141	\$336,525	23/02/2024

**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:

27/05/2024 17:46



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Property Type: Apartment

Agent Comments

Indicative Selling Price  
\$330,000 - \$360,000  
Median Unit Price  
March quarter 2024: \$564,250

## Comparable Properties



108/681 Chapel St SOUTH YARRA 3141 (REI) Agent Comments

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Price: \$365,500  
Method: Auction Sale  
Date: 20/04/2024  
Property Type: Unit



2211/3 Yarra St SOUTH YARRA 3141 (REI/VG) Agent Comments

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Price: \$345,000  
Method: Private Sale  
Date: 20/02/2024  
Property Type: Apartment



1216/3 Yarra St SOUTH YARRA 3141 (VG) Agent Comments

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Price: \$336,525  
Method: Sale  
Date: 23/02/2024  
Property Type: Strata Unit/Flat

Account - Little Real Estate | P: 07 3037 0255