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 | | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|-------------|--|--|
| Range betweer | \$330,000 | | & | | \$360,000 | | | | | |
| Median sale pi | rice | | | | | | | | | |
| Median price | \$564,250 | Pro | operty Type | Unit | | | Suburb | South Yarra | | |
| Period - From | 01/01/2024 | to | 31/03/2024 | | So | urce | 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.

| Ade | dress 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









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



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



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



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

1216/3 Yarra St SOUTH YARRA 3141 (VG)



Agent Comments

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

Account - Little Real Estate | P: 07 3037 0255



propertydata

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