

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

1006/1 Clara Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$380,000

&

\$415,000

Median sale price

Median price

\$587,500

Property Type

Unit

Suburb

South Yarra

Period - From

13/10/2022

to

12/10/2023

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	304/8 Garden St SOUTH YARRA 3141	\$435,000	05/09/2023
2	9/95 Osborne St SOUTH YARRA 3141	\$415,000	02/09/2023
3	22/26 Toorak Rd.W SOUTH YARRA 3141	\$395,000	11/09/2023

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:

13/10/2023 08:47



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$380,000 - \$415,000

Median Unit Price

13/10/2022 - 12/10/2023: \$587,500

Comparable Properties



304/8 Garden St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 05/09/2023

Property Type: Apartment



9/95 Osborne St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$415,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Apartment



22/26 Toorak Rd.W SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$395,000

Method: Sold Before Auction

Date: 11/09/2023

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000