

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

110/77 River Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$580,000

&

\$610,000

Median sale price

Median price

\$651,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2021

to

31/03/2022

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	12/17 Howitt St SOUTH YARRA 3141	\$620,000	27/05/2022
2	6/43 Davis Av SOUTH YARRA 3141	\$595,000	09/04/2022
3	1707/7 Claremont St SOUTH YARRA 3141	\$595,000	13/05/2022

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:

30/05/2022 10:03



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

12/17 Howitt St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Sold Before Auction

Date: 27/05/2022

Property Type: Unit



6/43 Davis Av SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Unit



1707/7 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$595,000

Method: Private Sale

Date: 13/05/2022

Property Type: Apartment