

# 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 106/77 River 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)

Single Price \$420,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb South Yarra (3141)

Period - From 01/07/2020 to 30/06/2021 Source CoreLogic

### Comparable property sales

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 |
|---------------------------------------------|-----------|--------------|
| 27/43 CAROLINE STREET, SOUTH YARRA VIC 3141 | \$399,999 | 30/08/2022   |
| 807/1-3 CLARA STREET SOUTH YARRA            | \$470,000 | 22/07/2022   |
| 11/21 WILSON STREET SOUTH YARRA             | \$420,000 | 29/08/2021   |

This Statement of Information was prepared on: 15/07/2021