

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

1208/3 YARRA STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

613/3 YARRA STREET SOUTH YARRA VIC 3141	\$637,500	20-Jun-23
1108/3 YARRA STREET SOUTH YARRA VIC 3141	\$570,000	11-May-23
2108/3 YARRA STREET SOUTH YARRA VIC 3141	\$585,000	29-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 03 November 2023



**613/3 YARRA STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$637,500** Sold Date **20-Jun-23**

Distance **0km**



**1108/3 YARRA STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$570,000** Sold Date **11-May-23**

Distance **0km**



**2108/3 YARRA STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price ^{RS} **\$585,000** ^{UN} Sold Date **29-Sep-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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