## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 204/1 Clara Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price	e \$459,000	\$459,000									
Median sale price											
Median price	\$580,000	Pro	operty Type	Unit			Suburb	South Yarra			
Period - From	01/01/2019	to	31/12/2019	)	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	409/1 Clara St SOUTH YARRA 3141	\$465,000	30/11/2019
2	217/681-709 Chapel St SOUTH YARRA 3141	\$435,000	18/10/2019
3	1708/35 Malcolm St SOUTH YARRA 3141	\$425,000	07/11/2019

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:

27/02/2020 11:29



## WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$459,000 Median Unit Price Year ending December 2019: \$580,000

# **Comparable Properties**



Price: \$465,000 Method: Auction Sale Date: 30/11/2019 Rooms: 2 Property Type: Apartment

**LEN** 1

217/681-709 Cha (REI/VG)

217/681-709 Chapel St SOUTH YARRA 3141 Agent Comments

409/1 Clara St SOUTH YARRA 3141 (REI/VG)

1



Price: \$435,000 Method: Private Sale Date: 18/10/2019 Property Type: Apartment



1708/35 Malcolm St SOUTH YARRA 3141 (REI/VG)

Agent Comments

Agent Comments

Price: \$425,000 Method: Sale by Tender Date: 07/11/2019 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.