

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

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

\$459,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2019

to

31/12/2019

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	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



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$459,000

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

Comparable Properties



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

Agent Comments

 1  1  1

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



217/681-709 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1  1  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

 1  1  1

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