

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

312/77 RIVER 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2023

to

31 Mar 2024

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

604/651 CHAPEL STREET SOUTH YARRA VIC 3141	\$245,000	12-Jan-24
1501/7 YARRA STREET SOUTH YARRA VIC 3141	\$257,500	15-Nov-23
204/32 BRAY STREET SOUTH YARRA VIC 3141	\$229,000	27-Mar-24

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: 30 April 2024



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**604/651 CHAPEL STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$245,000** Sold Date **12-Jan-24**

Distance **0.17km**



**1501/7 YARRA STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$257,500** Sold Date **15-Nov-23**

Distance **0.42km**



**204/32 BRAY STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$229,000** Sold Date **27-Mar-24**

Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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