

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

1407/7 Yarra Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$350,000

Median sale price

Median price

\$560,000

House

Unit

X

Suburb

South Yarra

Period - From

01/01/2018

to

31/03/2018

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	19/2a Burnie St TOORAK 3142	\$390,000	23/06/2018
2	704/7 Yarra St SOUTH YARRA 3141	\$375,000	08/05/2018
3	608/594 St Kilda Rd MELBOURNE 3004	\$335,000	05/06/2018

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.



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Rooms:

Property Type: Misc
Improvements Residential (no dwelling)

Agent Comments

Indicative Selling Price
\$350,000

Median Unit Price
March quarter 2018: \$560,000

Comparable Properties



19/2a Burnie St TOORAK 3142 (REI)

Agent Comments

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Price: \$390,000

Method: Sold Before Auction

Date: 23/06/2018

Rooms: -

Property Type: Apartment



704/7 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$375,000

Method: Private Sale

Date: 08/05/2018

Rooms: 2

Property Type: Apartment



608/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$335,000

Method: Private Sale

Date: 05/06/2018

Rooms: -

Property Type: Apartment