

# 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 411/1 Clara Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$680,000

### Median sale price

Median price \$603,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2023 to 31/12/2023 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	209/8 Garden St SOUTH YARRA 3141	\$680,000	26/12/2023
2	502/8 Garden St SOUTH YARRA 3141	\$675,000	16/02/2024
3	801/1 Clara St SOUTH YARRA 3141	\$670,000	22/12/2023

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: 20/03/2024 12:28



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median Unit Price

December quarter 2023: \$603,750

## Comparable Properties



209/8 Garden St SOUTH YARRA 3141 (REI/VG) Agent Comments

2 2 1

Price: \$680,000

Method: Private Sale

Date: 26/12/2023

Property Type: Apartment



502/8 Garden St SOUTH YARRA 3141 (REI) Agent Comments

2 2 1

Price: \$675,000

Method: Private Sale

Date: 16/02/2024

Property Type: Apartment



801/1 Clara St SOUTH YARRA 3141 (REI) Agent Comments

2 1 1

Price: \$670,000

Method: Private Sale

Date: 22/12/2023

Property Type: Apartment

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