

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

305/1 Clara Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb South Yarra

Period - From 01/01/2021

to 31/12/2021

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	201/163 Cremorne St CREMORNE 3121	\$385,000	10/11/2021
2	417/35 Malcolm St SOUTH YARRA 3141	\$371,000	14/01/2022
3	303/233 Dandenong Rd WINDSOR 3181	\$355,000	15/12/2021

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:

27/01/2022 10:46

Phoebe Hnarakis

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Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

Year ending December 2021: \$645,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



201/163 Cremorne St CREMORNE 3121 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 10/11/2021

Property Type: Apartment



417/35 Malcolm St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$371,000

Method: Private Sale

Date: 14/01/2022

Property Type: Apartment



303/233 Dandenong Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 15/12/2021

Property Type: Apartment

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