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 betweer	\$350,000		&		\$380,000				
Median sale p	rice								
Median price	\$645,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Ad	dress 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



WE DELIVER ... Biggin Scott





Property Type: Strata Unit/Flat Agent Comments

Phoebe Hnarakis 9520 9020 0433 222 453 phnarakis@bigginscott.com.au

Indicative Selling Price \$350,000 - \$380,000 Median Unit Price Year ending December 2021: \$645,000

Comparable Properties



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

Price: \$385,000 Method: Private Sale

Method: Private Sale Date: 10/11/2021 Property Type: Apartment Agent Comments



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

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



propertydata

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