## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 109/1 Clara Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	e con	sumer.vic.go	ov.au	/underquo	oting		
Single pric	e \$439,500							
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit		]	Suburb	South Yarra
Period - From	01/07/2024	to	30/09/2024	ŀ	So	ource	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 sixmonths 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	803/1 Clara St SOUTH YARRA 3141	\$440,000	28/11/2024
2	217/450 St Kilda Rd MELBOURNE 3004	\$435,000	26/06/2024
3			

OR

**B**<sup>\*</sup> 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:

16/12/2024 12:18



109/1 Clara Street, South Yarra Vic 3141







**Property Type:** Agent Comments Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

Indicative Selling Price \$439,500 Median Unit Price September quarter 2024: \$600,000

# **Comparable Properties**

	803/1 Clara St SOUTH YARRA 3141 (REI)   1 1   Price: \$440,000   Method: Private Sale   Date: 28/11/2024   Rooms: 2   Property Type: Apartment	Agent Comments
GAREALTY	217/450 St Kilda Rd MELBOURNE 3004 (REI/VG) 1 1 1 1 1 1 1 Price: \$435,000 Method: Private Sale Date: 26/06/2024 Property Type: Apartment	Agent Comments

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.

#### Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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