

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

109/1 Clara Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$439,500

Median sale price

Median price \$600,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2024

to 30/09/2024

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	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* 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

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Indicative Selling Price

\$439,500

Median Unit Price

September quarter 2024: \$600,000



Property Type:

Agent Comments

Comparable Properties



803/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 28/11/2024

Rooms: 2

Property Type: Apartment



217/450 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 26/06/2024

Property Type: Apartment

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