

Statement of Information

Internet advertising for single residential property located within the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address 1602, 18 YARRA STREET, SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$450,000

or range between *

&

Median sale price

(*Delete house or unit as applicable)

Median price \$600,000

*House

*Unit



Suburb or locality South Yarra

Period - From 01/12/2021

to

30/11/2022

Source Corelogic

Comparable property sales

Address of comparable property	Price	Date of sale
806/665 CHAPEL STREET SOUTH YARRA VIC 3141	\$455,000	09/11/2022
1207/18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$447,000	24/08//2022
1805/661 CHAPEL STREET SOUTH YARRA VIC 3141	\$475,000	13/07/2022

This statement of information was prepared on 15/02/2023.