

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	2104/7 Yarra Street, South Yarra Vic 3141
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Indicative selling price

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

Range between	\$1,350,000	&	\$1,485,000
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Median sale price

Median price	\$587,000	House		Unit	X	Suburb	South Yarra
Period - From	01/10/2018	to	31/12/2018	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	401/101 River St SOUTH YARRA 3141	\$1,550,000	18/08/2018
2	14/50 Ross St TOORAK 3142	\$1,470,000	02/11/2018
3	1102/576 St Kilda Rd MELBOURNE 3004	\$1,400,000	05/11/2018

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.



3 2 2

Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median Unit Price

December quarter 2018: \$587,000

Comparable Properties



401/101 River St SOUTH YARRA 3141 (REI/VG) Agent Comments

3 2 2

Price: \$1,550,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: Apartment



14/50 Ross St TOORAK 3142 (REI/VG)

Agent Comments

3 2 1

Price: \$1,470,000

Method: Sold Before Auction

Date: 02/11/2018

Rooms: -

Property Type: Apartment

Land Size: 1865 sqm approx



1102/576 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

3 - -

Price: \$1,400,000

Method: Sale

Date: 05/11/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4624 sqm approx