

# 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 417/77 RIVER STREET, SOUTH YARRA VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$385,000

### Median sale price

Median price \$415,000 Property type Unit Suburb SOUTH YARRA VIC 3141  
Period - From 30/11/2019 to 30/11/2020 Source www.realestate.com.au

### Comparable property sales

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. 4/3 Clara Street, South Yarra Vic 3141	\$390,000	01/07/2020
2. 902/661 Chapel Street, South Yarra Vic 3141	\$410,000	19/10/2020
3. 1/393 Toorak Road, South Yarra Vic 3141	\$412,000	30/06/2020

This Statement of Information was prepared on: 14/12/2020