

## 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

313/12 YARRA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### 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 6 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

326/8 DALY STREET SOUTH YARRA VIC 3141	\$510,000	11-Jul-24
709/8 DALY STREET SOUTH YARRA VIC 3141	\$500,000	29-Mar-24
106/31 MALCOLM STREET SOUTH YARRA VIC 3141	\$510,000	30-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 16 August 2024



**326/8 DALY STREET SOUTH  
 YARRA VIC 3141**

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Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**11-Jul-24**

Distance

**0.13km**



**709/8 DALY STREET SOUTH  
 YARRA VIC 3141**

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Sold Price

**\$500,000**

Sold Date

**29-Mar-24**

Distance

**0.13km**



**106/31 MALCOLM STREET SOUTH  
 YARRA VIC 3141**

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Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**30-Jul-24**

Distance

**0.32km**

RS = Recent sale      UN = Undisclosed Sale

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