

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

2302/3 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

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2022

to

31 Jul 2023

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

1209/12 YARRA STREET SOUTH YARRA VIC 3141	\$850,000	18-Aug-23
603/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$817,000	26-Apr-23
1709/7 YARRA STREET SOUTH YARRA VIC 3141	\$755,000	08-Aug-23

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: 25 August 2023



**1209/12 YARRA STREET SOUTH
YARRA VIC 3141**

Sold Price ^{RS} **\$850,000** ^{UN} Sold Date **18-Aug-23**

 2
  2
  2

Distance **0.13km**



**603/1 ALMEIDA CRESCENT SOUTH
YARRA VIC 3141**

Sold Price **\$817,000** Sold Date **26-Apr-23**

 2
  2
  1

Distance **0.23km**



**1709/7 YARRA STREET SOUTH
YARRA VIC 3141**

Sold Price ^{RS} **\$755,000** ^{UN} Sold Date **08-Aug-23**

 2
  2
  2

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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