

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

2004/7 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$395,000

&

\$434,500

Median sale price

Median price \$580,000

Property Type Unit

Suburb South Yarra

Period - From 01/01/2019

to 31/12/2019

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	216/31 Grattan St PRAHRAN 3181	\$415,000	06/09/2019
2	1510/12-14 Claremont St SOUTH YARRA 3141	\$370,000	03/09/2019
3	103/69-77 River St SOUTH YARRA 3141	\$362,500	21/09/2019

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.~~

This Statement of Information was prepared on:

12/02/2020 16:19



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000 - \$434,500

Median Unit Price

Year ending December 2019: \$580,000

Comparable Properties



216/31 Grattan St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$415,000

Method: Sale by Tender

Date: 06/09/2019

Property Type: Apartment



1510/12-14 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$370,000

Method: Private Sale

Date: 03/09/2019

Rooms: 3

Property Type: Apartment



103/69-77 River St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$362,500

Method: Sale by Tender

Date: 21/09/2019

Property Type: Apartment