

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

4/3 Clara Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

South Yarra

Period - From

28/03/2019

to

27/03/2020

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	1617/3 Yarra St SOUTH YARRA 3141	\$400,000	11/01/2020
2	13/393 Toorak Rd SOUTH YARRA 3141	\$390,000	22/02/2020
3	16/215 Williams Rd SOUTH YARRA 3141	\$385,000	18/12/2019

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:

28/03/2020 09:34



 1  1  1

Property Type: Apartment

Land Size: 49 sqm approx

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

28/03/2019 - 27/03/2020: \$610,000

Comparable Properties



1617/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1  1  1

Price: \$400,000

Method: Private Sale

Date: 11/01/2020

Rooms: 2

Property Type: Apartment



13/393 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  1

Price: \$390,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Apartment



16/215 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  1

Price: \$385,000

Method: Private Sale

Date: 18/12/2019

Property Type: Apartment