

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

701/3 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

\$640,000

&

\$658,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2020

to

31 Oct 2021

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

505/48 Claremont Street South Yarra VIC 3141	\$680,000	25-Aug-21
1005/50-54 Claremont Street South Yarra VIC 3141	\$720,000	19-Jun-21
806/227 Toorak Road South Yarra VIC 3141	\$662,000	05-Jun-21

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: 29 November 2021

Team 477

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505/48 Claremont Street South Yarra VIC 3141

2 2 1

Sold Price

\$680,000

Sold Date

25-Aug-21

Distance

0.21km



1005/50-54 Claremont Street South Yarra VIC 3141

2 2 1

Sold Price

\$720,000

Sold Date

19-Jun-21

Distance

0.23km



806/227 Toorak Road South Yarra VIC 3141

2 2 1

Sold Price

\$662,000

Sold Date

05-Jun-21

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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