

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

512/1-3 CLARA 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2023

to

31 Aug 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

718/8 DALY STREET SOUTH YARRA VIC 3141	\$340,000	18-Jun-24
407/7 KING STREET PRAHRAN VIC 3181	\$350,000	30-Mar-24
124/2 HOBSON STREET SOUTH YARRA VIC 3141	\$330,000	19-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 September 2024

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**718/8 DALY STREET SOUTH
 YARRA VIC 3141**

1 1 1

Sold Price **\$340,000** Sold Date **18-Jun-24**

Distance **0.59km**



**407/7 KING STREET PRAHRAN VIC
 3181**

1 1 1

Sold Price **\$350,000** Sold Date **30-Mar-24**

Distance **0.87km**



**124/2 HOBSON STREET SOUTH
 YARRA VIC 3141**

1 1 1

Sold Price **\$330,000** Sold Date **19-Jul-24**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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