

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

1101/18 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2023

to

31 Mar 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

704/15 QUEENS ROAD MELBOURNE VIC 3004	\$1,230,000	25-Nov-23
8/43 WILSON STREET SOUTH YARRA VIC 3141	\$1,235,000	05-Dec-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.

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**704/15 QUEENS ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price **\$1,230,000** Sold Date **25-Nov-23**

Distance **1.69km**



**8/43 WILSON STREET SOUTH
YARRA VIC 3141**

3 2 1

Sold Price ^{RS} **\$1,235,000** ^{UN} Sold Date **05-Dec-23**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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