

# 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

1109/1 Clara Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000

&

\$495,000

### Median sale price

Median price \$640,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2020

to 30/09/2021

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	4/62 Wellington St ST KILDA 3182	\$490,000	30/07/2021
2	622/539 St Kilda Rd MELBOURNE 3004	\$470,000	04/10/2021
3	507/242 High St WINDSOR 3181	\$467,000	02/10/2021

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:

03/11/2021 18:31

1109/1 Clara Street, South Yarra Vic 3141



Phoebe Hnarakis

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**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

Year ending September 2021: \$640,000



 1  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**4/62 Wellington St ST KILDA 3182 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 30/07/2021

**Property Type:** Apartment



**622/539 St Kilda Rd MELBOURNE 3004 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 04/10/2021

**Property Type:** Apartment



**507/242 High St WINDSOR 3181 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$467,000

**Method:** Private Sale

**Date:** 02/10/2021

**Property Type:** Apartment

**Account** - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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