

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

41d Clara Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,200,000

Property Type Townhouse

Suburb South Yarra

Period - From 06/05/2023

to

05/05/2024

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	3 Kipling St CREMORNE 3121	\$1,460,000	05/03/2024
2	5/44-46 Chomley St PRAHRAN 3181	\$1,460,000	18/01/2024
3	3/7 Sanders Pl RICHMOND 3121	\$1,380,000	25/04/2024

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:

06/05/2024 16:53

41d Clara Street, South Yarra Vic 3141



Andrew James
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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

06/05/2023 - 05/05/2024: \$1,200,000



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3 Kipling St CREMORNE 3121 (REI)

Agent Comments

3 3 1

Price: \$1,460,000

Method: Private Sale

Date: 05/03/2024

Property Type: Townhouse (Single)



5/44-46 Chomley St PRAHRAN 3181 (REI)

Agent Comments

3 2 2

Price: \$1,460,000

Method: Private Sale

Date: 18/01/2024

Property Type: Townhouse (Single)



3/7 Sanders PI RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,380,000

Method: Sold Before Auction

Date: 25/04/2024

Property Type: Townhouse (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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