## 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

407/12 Yarra Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$400,000		&		\$430,000			
Median sale pr	rice							
Median price	\$574,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1516/12-14 Claremont St SOUTH YARRA 3141	\$416,000	07/10/2024
2	805/3 Yarra St SOUTH YARRA 3141	\$446,000	20/07/2024
3	402/38 Cunningham St SOUTH YARRA 3141	\$425,000	08/06/2024

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:

25/11/2024 16:19





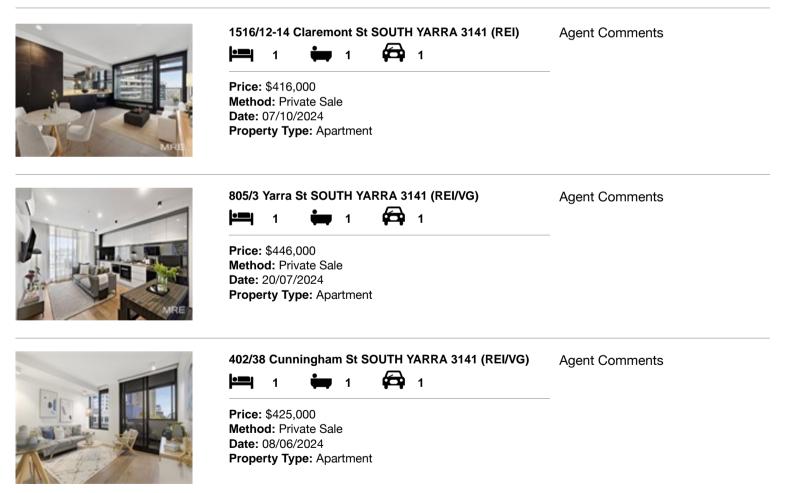




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$400,000 - \$430,000 Median Unit Price Year ending September 2024: \$574,000

# **Comparable Properties**



#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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