

# 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

2405/3 Yarra 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

\$600,000

&

\$630,000

### Median sale price

Median price

\$600,850

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2022

to

30/06/2022

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 | 1802/2 Claremont St SOUTH YARRA 3141 | \$697,000 | 16/08/2022   |
| 2 | 314/12 Yarra St SOUTH YARRA 3141     | \$610,000 | 05/05/2022   |
| 3 | 815/8 Daly St SOUTH YARRA 3141       | \$600,000 | 02/09/2022   |

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:

12/10/2022 18:07



2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$630,000

**Median Unit Price**

June quarter 2022: \$600,850

## Comparable Properties

**1802/2 Claremont St SOUTH YARRA 3141 (VG)** **Agent Comments**

2   -   -

**Price:** \$697,000

**Method:** Sale

**Date:** 16/08/2022

**Property Type:** Strata Unit/Flat

**314/12 Yarra St SOUTH YARRA 3141 (VG)** **Agent Comments**

2   -   -

**Price:** \$610,000

**Method:** Sale

**Date:** 05/05/2022

**Property Type:** Strata Unit/Flat



**815/8 Daly St SOUTH YARRA 3141 (REI)** **Agent Comments**

2   2   1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 02/09/2022

**Property Type:** Apartment