

## 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 801/1 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 \$600,000

&

\$660,000

#### Median sale price

Median price \$615,000

House

Unit

X

Suburb

South Yarra

Period - From 01/01/2017

to

31/12/2017

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	615/8 Daly St SOUTH YARRA 3141	\$631,000	23/10/2017
2	2505/35 Malcolm St SOUTH YARRA 3141	\$625,000	05/12/2017
3	1905N/229 Toorak Rd SOUTH YARRA 3141	\$615,000	27/11/2017

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.



2 1 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
Year ending December 2017: \$615,000

## Comparable Properties



**615/8 Daly St SOUTH YARRA 3141 (REI)**

**Agent Comments**

2 2 1

**Price:** \$631,000  
**Method:** Private Sale  
**Date:** 23/10/2017  
**Rooms:** 3  
**Property Type:** Apartment

**2505/35 Malcolm St SOUTH YARRA 3141 (VG)**

**Agent Comments**

2 - -

**Price:** \$625,000  
**Method:** Sale  
**Date:** 05/12/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**1905N/229 Toorak Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

2 1 1

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 27/11/2017  
**Rooms:** -  
**Property Type:** Apartment