

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	1517/3 Yarra Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Single price \$330,000

Median sale price

Median price	\$580,000	Hou	se	Unit	Х		Suburb	South Yarra
Period - From	01/07/2018	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	1604/3 Yarra St SOUTH YARRA 3141	\$440,000	03/07/2018
2	1909/3 Yarra St SOUTH YARRA 3141	\$410,000	05/09/2018
3	712/77 River St SOUTH YARRA 3141	\$355,000	29/09/2018

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.





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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$330,000 **Median Unit Price** September quarter 2018: \$580,000

Comparable Properties



1604/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Price: \$440,000

Method: Sold Before Auction

Date: 03/07/2018

Rooms: -

Property Type: Apartment



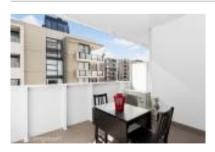
1909/3 Yarra St SOUTH YARRA 3141 (REI/VG) Agent Comments

Price: \$410,000 Method: Private Sale Date: 05/09/2018

Rooms: -

Property Type: Apartment

Agent Comments



712/77 River St SOUTH YARRA 3141 (REI/VG)

Agent Comments

Price: \$355,000 Method: Private Sale Date: 29/09/2018 Rooms: 2

Property Type: Apartment

Account - Little Real Estate | P: 03 8809 5888 | F: 03 8809 5660





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