

# 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

74 River 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)

Single price

\$2,650,000

### Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

South Yarra

Period - From

01/01/2020

to

31/03/2020

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	1/8 Murphy St SOUTH YARRA 3141	\$2,800,000	31/03/2020
2	7/77 Caroline St SOUTH YARRA 3141	\$2,625,000	31/01/2020
3	2/53-55 Davis Av SOUTH YARRA 3141	\$2,500,000	11/06/2020

**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:

08/07/2020 08:24

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**Indicative Selling Price**

\$2,650,000

**Median House Price**

March quarter 2020: \$2,100,000



4 4 2

**Rooms:** 7

**Property Type:** House

**Land Size:** 177 sqm approx

Agent Comments

## Comparable Properties



**1/8 Murphy St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

3 3 4

**Price:** \$2,800,000

**Method:** Private Sale

**Date:** 31/03/2020

**Rooms:** 7

**Property Type:** Apartment



**7/77 Caroline St SOUTH YARRA 3141 (VG)**

Agent Comments

4 - -

**Price:** \$2,625,000

**Method:** Sale

**Date:** 31/01/2020

**Property Type:** Strata Unit/Flat



**2/53-55 Davis Av SOUTH YARRA 3141 (REI)**

Agent Comments

2 2 2

**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 11/06/2020

**Property Type:** Apartment