

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

1104/1 Clara Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$470,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2024

to 30/09/2024

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	408/1 Clara St SOUTH YARRA 3141	\$462,000	25/10/2024
2	703/1 Clara St SOUTH YARRA 3141	\$465,000	29/07/2024
3	1007/1 Clara St SOUTH YARRA 3141	\$480,000	03/06/2024

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:

30/11/2024 12:40



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$470,000

Median Unit Price

September quarter 2024: \$600,000

Comparable Properties



408/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$462,000

Method: Private Sale

Date: 25/10/2024

Property Type: Apartment



703/1 Clara St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$465,000

Method: Private Sale

Date: 29/07/2024

Property Type: Apartment



1007/1 Clara St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$480,000

Method: Private Sale

Date: 03/06/2024

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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