# 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	For	the meaning	of this	price see	consumer.vic.gov.au/	<sup>/</sup> underquoting
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Single price \$470,000

#### Median sale price

Median price	\$600,000	Pro	perty Type Unit	t		Suburb	South Yarra
Period - From	01/07/2024	to	30/09/2024	Sou	urce	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.

Ado	dress 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





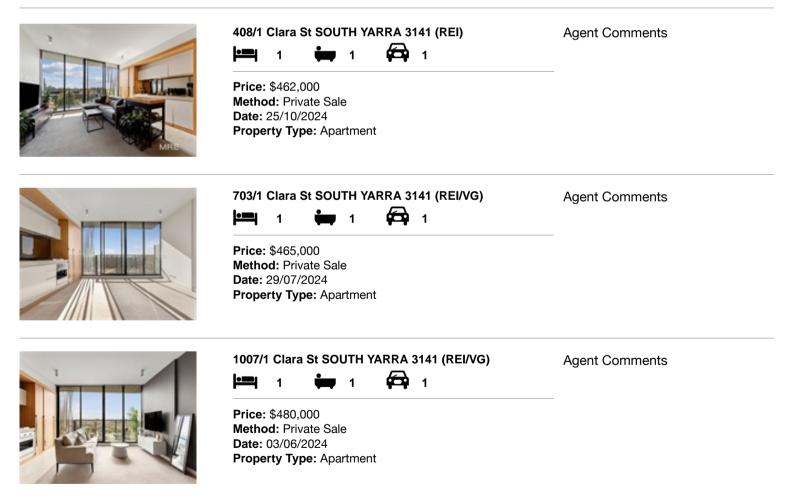




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$470,000 Median Unit Price September quarter 2024: \$600,000

# **Comparable Properties**



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



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