

## 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

809/7 YARRA STREET SOUTH YARRA VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$335,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### 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 6 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 1503/7 YARRA STREET SOUTH YARRA VIC 3141 | \$340,000 | 25-Aug-23 |
| 1703/7 YARRA STREET SOUTH YARRA VIC 3141 | \$322,000 | 07-Aug-23 |
| 309/77 RIVER STREET SOUTH YARRA VIC 3141 | \$340,000 | 13-Apr-23 |

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 6 months.~~

This Statement of Information was prepared on: 06 September 2023

Lucas Russell  
 M 0400771668  
 E lucas@kingsfordproperty.com.au

Highly Rated



### 1503/7 YARRA STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price <sup>RS</sup> **\$340,000** Sold Date **25-Aug-23**

Distance **0km**

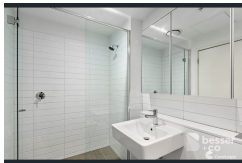


### 1703/7 YARRA STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price <sup>RS</sup> **\$322,000** Sold Date **07-Aug-23**

Distance **0km**



### 309/77 RIVER STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price **\$340,000** Sold Date **13-Apr-23**

Distance **0.41km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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