

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

706/3 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$620,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2023

to

31/03/2023

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	1307/3 Yarra St SOUTH YARRA 3141	\$730,000	14/12/2022
2	2405/3 Yarra St SOUTH YARRA 3141	\$611,000	15/01/2023
3	1903/3 Yarra St SOUTH YARRA 3141	\$610,000	16/12/2022

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:

24/04/2023 11:45



2 -

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$620,000

Median Unit Price

March quarter 2023: \$585,000

Comparable Properties

1307/3 Yarra St SOUTH YARRA 3141 (VG)

Agent Comments

2 -

Price: \$730,000

Method: Sale

Date: 14/12/2022

Property Type: Strata Unit/Flat



2405/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1

Price: \$611,000

Method: Private Sale

Date: 15/01/2023

Property Type: Apartment



1903/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1

Price: \$610,000

Method: Private Sale

Date: 16/12/2022

Property Type: Apartment