

# 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 315/77 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 \$559,000

### Median sale price

Median price \$573,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2023

to 30/06/2024

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	609/2 Claremont St SOUTH YARRA 3141	\$570,000	12/07/2024
2	104/471 Malvern Rd SOUTH YARRA 3141	\$587,500	31/07/2024
3	2705/35 Malcolm St SOUTH YARRA 3141	\$600,000	18/07/2024

**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:

16/09/2024 18:12



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**609/2 Claremont St SOUTH YARRA 3141 (VG)** Agent Comments



**Price:** \$570,000

**Method:** Sale

**Date:** 12/07/2024

**Property Type:** Strata Unit/Flat



**104/471 Malvern Rd SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$587,500

**Method:** Private Sale

**Date:** 31/07/2024

**Property Type:** Apartment



**2705/35 Malcolm St SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 18/07/2024

**Property Type:** Apartment