Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2701/3 Yarra Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$950,000		&		\$1,045,000			
Median sale pi	rice							
Median price	\$603,750	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/10/2023	to	31/12/2023		So	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.

Add	dress of comparable property	Price	Date of sale
1	1109/800 Chapel St SOUTH YARRA 3141	\$1,130,000	01/12/2023
2	202/800 Chapel St SOUTH YARRA 3141	\$1,005,000	24/11/2023
3	1004/243 Toorak Rd SOUTH YARRA 3141	\$1,000,000	26/02/2024

OR

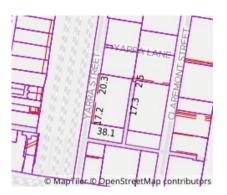
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

13/03/2024 10:32









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 Median Unit Price December quarter 2023: \$603,750

Comparable Properties



1109/800 Chapel St SOUTH YARRA 3141 (REI/VG)



Price: \$1,130,000 Method: Sold Before Auction Date: 01/12/2023 Property Type: Apartment Agent Comments



202/800 Chapel St SOUTH YARRA 3141 (REI) Agent Comments

1 2 **1** 2 **1**

Price: \$1,005,000 Method: Private Sale Date: 24/11/2023 Property Type: Apartment Land Size: 123 sqm approx



1004/243 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$1,000,000 Method: Private Sale Date: 26/02/2024 Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



property data

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