1103/1 Clara Street, South Yarra Vic 3141



1 Bed 1 Bath 1 Car Property Type: Hobby Farm Land Size: 4654 sqm approx Indicative Selling Price \$470,000 - \$490,000 Median House Price 11/05/2021 - 10/05/2022: \$636,000

Comparable Properties



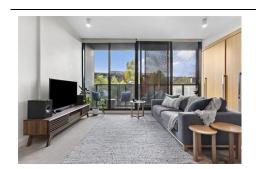
809/1 Clara Street, South Yarra 3141 (VG)

1 Bed 1 Bath - Car Price: \$475,000 Method: Sale Date: 02/03/2022

Property Type: Strata Unit/Flat

Agent Comments: Same Building Lower floor Comparable

property



208/1 Clara Street, South Yarra 3141 (REI/VG)

1 Bed 1 Bath 1 Car Price: \$442,000 Method: Private Sale Date: 04/02/2022

Property Type: Apartment

Agent Comments: Same Building Lower floor, no views

Inferior property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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Property offered	for sale					
Address Including suburb or locality and postcode	1103/1 Clara Street, South Yarra Vic 3141					
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between	\$470,000	&	\$490,000			
Median sale price	9					
Median price	\$636,000	Unit x	Suburb South Yarı	ra		
Period - From	11/05/2021	to 10/05/2022	Source REI	IV		
Comparable prop	erty sales					
			tres of the property fo comparable to the pro	or sale in the last six months that the estate operty for sale.		

Address of comparable property	Price	Date of sale
809/1 Clara Street, SOUTH YARRA 3141	\$475,000	02/03/2022
208/1 Clara Street, SOUTH YARRA 3141	\$442,000	04/02/2022

This Statement of Information was prepared on:	26/05/2022
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