

## 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*

#### 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](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$490,000

#### Median sale price

Median price \$636,000 Unit x Suburb South Yarra

Period - From 11/05/2021 to 10/05/2022 Source REIV

#### Comparable property sales

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
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