

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

805/1 Clara Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$637,250

Property Type Unit

Suburb South Yarra

Period - From 01/04/2020

to 31/03/2021

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	804/70 Queens Rd MELBOURNE 3004	\$405,000	19/05/2021
2	1606/229 Toorak Rd SOUTH YARRA 3141	\$420,000	30/04/2021
3	612/163 Cremorne St CREMORNE 3121	\$435,000	11/03/2021

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:

05/07/2021 16:43

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending March 2021: \$637,250



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



804/70 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$405,000

Method: Sold Before Auction

Date: 19/05/2021

Property Type: Apartment



1606/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000

Method: Private Sale

Date: 30/04/2021

Property Type: Apartment



612/163 Cremorne St CREMORNE 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$435,000

Method: Private Sale

Date: 11/03/2021

Property Type: Apartment