

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

104/3 CLARA STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

205/1-3 CLARA STREET SOUTH YARRA VIC 3141	\$340,000	14-Aug-23
607/8 GARDEN STREET SOUTH YARRA VIC 3141	\$369,500	19-Jun-23
8/219 WILLIAMS ROAD SOUTH YARRA VIC 3141	\$320,000	03-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 04 December 2023



**205/1-3 CLARA STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price

\$340,000

Sold Date

14-Aug-23

Distance

0.04km



**607/8 GARDEN STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

\$369,500

Sold Date

19-Jun-23

Distance

0.2km



**8/219 WILLIAMS ROAD SOUTH
YARRA VIC 3141**

1 1 -

Sold Price

\$320,000

Sold Date

03-Jul-23

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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