

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

2103/7 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$640,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2020 to 30/09/2021 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.

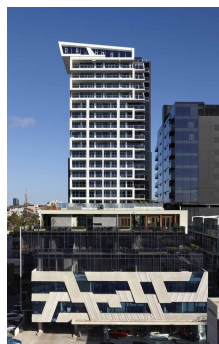
	Address of comparable property	Price	Date of sale
1	1906/7 Yarra St SOUTH YARRA 3141	\$720,000	20/10/2021
2	1906/7 Yarra St SOUTH YARRA 3141	\$720,000	20/10/2021
3	18/57 Darling St SOUTH YARRA 3141	\$710,000	05/08/2021

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:

11/11/2021 12:28



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000

Median Unit Price
Year ending September 2021: \$640,000

Comparable Properties



1906/7 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 20/10/2021
Property Type: Apartment



1906/7 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 20/10/2021
Property Type: Apartment



18/57 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$710,000
Method: Sold Before Auction
Date: 05/08/2021
Property Type: Unit

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