

# 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

1206/12 Yarra 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 \$550,000 & \$600,000

### Median sale price

Median price \$612,500 Property Type Unit Suburb South Yarra

Period - From 24/04/2020 to 23/04/2021 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	14/49 Adams St SOUTH YARRA 3141	\$596,800	07/02/2021
2	7/7 Davidson St SOUTH YARRA 3141	\$555,000	06/03/2021
3	12/38 Kensington Rd SOUTH YARRA 3141	\$550,000	10/04/2021

**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:

24/04/2021 13:28



**Property Type:** Apartment

**Land Size:** 73m2 sqm approx

Agent Comments

Large and bright top floor corner apartment with spacious rooms, and an East orientation. quite side of the building.

## Comparable Properties



**14/49 Adams St SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$596,800

**Method:** Sold Before Auction

**Date:** 07/02/2021

**Property Type:** Apartment



**7/7 Davidson St SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$555,000

**Method:** Auction Sale

**Date:** 06/03/2021

**Property Type:** Apartment



**12/38 Kensington Rd SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$550,000

**Method:** Auction Sale

**Date:** 10/04/2021

**Property Type:** Apartment