## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 801/1 Clara Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$650,000		&		\$680,000				
Median sale p	rice								
Median price	\$605,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/7 Rockley Rd SOUTH YARRA 3141	\$680,000	03/10/2023
2	22/16 Kensington Rd SOUTH YARRA 3141	\$655,000	12/09/2023
3	1203/8 Daly St SOUTH YARRA 3141	\$650,000	17/10/2023

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:

28/11/2023 10:57









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$650,000 - \$680,000 Median Unit Price September quarter 2023: \$605,000

# **Comparable Properties**



5/7 Rockley Rd SOUTH YARRA 3141 (REI)



Price: \$680,000 Method: Auction Sale Date: 03/10/2023 Property Type: Apartment

Agent Comments

Agent Comments



22/16 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Price: \$655,000 Method: Private Sale Date: 12/09/2023 Property Type: Apartment



1203/8 Daly St SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$650,000 Method: Private Sale Date: 17/10/2023 Property Type: Apartment

#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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