

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

1705/7 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$630,000

&

\$660,000

Median sale price

Median price \$637,750

Property Type Unit

Suburb South Yarra

Period - From 01/10/2019

to

30/09/2020

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	1303/3 Yarra St SOUTH YARRA 3141	\$660,000	23/10/2020
2	208/38 Cunningham St SOUTH YARRA 3141	\$650,000	26/11/2020
3	1409/50 Claremont St SOUTH YARRA 3141	\$630,000	12/10/2020

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:

07/12/2020 18:30

Phoebe Hnarakis

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Indicative Selling Price

\$630,000 - \$660,000

Median Unit Price

Year ending September 2020: \$637,750



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties

1303/3 Yarra St SOUTH YARRA 3141 (VG)

Agent Comments

2 - -

Price: \$660,000

Method: Sale

Date: 23/10/2020

Property Type: Strata Unit/Flat



208/38 Cunningham St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$650,000

Method: Private Sale

Date: 26/11/2020

Property Type: Apartment



1409/50 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 12/10/2020

Property Type: Apartment