

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

1404/7 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$355,000

&

\$375,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2023

to

30/09/2023

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	1002/12-14 Claremont St SOUTH YARRA 3141	\$375,000	26/07/2023
2	610/8 Garden St SOUTH YARRA 3141	\$358,000	10/05/2023
3	607/10 Claremont St SOUTH YARRA 3141	\$355,000	03/07/2023

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:

06/11/2023 16:04



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$355,000 - \$375,000

Median Unit Price

September quarter 2023: \$605,000

Comparable Properties



1002/12-14 Claremont St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$375,000
Method: Private Sale
Date: 26/07/2023
Property Type: Apartment



610/8 Garden St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$358,000
Method: Private Sale
Date: 10/05/2023
Property Type: Apartment



607/10 Claremont St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$355,000
Method: Private Sale
Date: 03/07/2023
Property Type: Apartment