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 | 508/1 Clara Street, South Yarra Vic 3141 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$440,000 & \$460,000 | Range between | \$440,000 | & | \$460,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$559,000 | Pro | perty Type Ur | it | | Suburb | South Yarra |
|---------------|------------|-----|---------------|----|-------|----------|-------------|
| Period - From | 03/02/2024 | to | 02/02/2025 | So | ource | Property | v Data |

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

| Ad | dress of comparable property | Price | Date of sale |
|----|----------------------------------|-----------|--------------|
| 1 | 1104/1 Clara St SOUTH YARRA 3141 | \$450,000 | 10/01/2025 |
| 2 | 803/1 Clara St SOUTH YARRA 3141 | \$440,000 | 28/11/2024 |
| 3 | 408/1 Clara St SOUTH YARRA 3141 | \$462,000 | 25/10/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 03/02/2025 15:38 |
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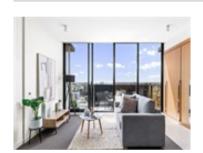




Property Type: Apartment/Unit **Agent Comments**

Indicative Selling Price \$440,000 - \$460,000 **Median Unit Price** 03/02/2024 - 02/02/2025: \$559,000

Comparable Properties



1104/1 Clara St SOUTH YARRA 3141 (REI)

Price: \$450,000 Method: Private Sale Date: 10/01/2025

Property Type: Apartment

Agent Comments



803/1 Clara St SOUTH YARRA 3141 (REI)





Agent Comments

Price: \$440,000 Method: Private Sale Date: 28/11/2024

Rooms: 2

Property Type: Apartment

408/1 Clara St SOUTH YARRA 3141 (REI)







Price: \$462,000 Method: Private Sale Date: 25/10/2024

Property Type: Apartment

Agent Comments

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





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