

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 2605/3 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$580,000

Median sale price

Median price \$573,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2023

to 30/06/2024

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 | 915/3 Yarra St SOUTH YARRA 3141 | \$522,000 | 25/06/2024 |
| 2 | 2015/3 Yarra St SOUTH YARRA 3141 | \$550,000 | 21/06/2024 |
| 3 | 2315/3 Yarra St SOUTH YARRA 3141 | \$550,000 | 19/06/2024 |

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:

11/09/2024 08:55



2 1 1

Property Type:
Agent Comments

Indicative Selling Price
\$580,000
Median Unit Price
Year ending June 2024: \$573,000

Comparable Properties



915/3 Yarra St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 1 1

Price: \$522,000
Method: Private Sale
Date: 25/06/2024
Property Type: Apartment



2015/3 Yarra St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 1 1

Price: \$550,000
Method: Private Sale
Date: 21/06/2024
Property Type: Apartment



2315/3 Yarra St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 1 1

Price: \$550,000
Method: Private Sale
Date: 19/06/2024
Property Type: Apartment

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