

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

1617/3 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$400,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

South Yarra

Period - From

17/09/2018

to

16/09/2019

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	2/8 Bond St SOUTH YARRA 3141	\$397,500	04/05/2019
2	605/3 Yarra St SOUTH YARRA 3141	\$345,000	14/08/2019
3	1508/12-14 Claremont St SOUTH YARRA 3141	\$340,000	13/08/2019

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:

17/09/2019 17:35



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000

Median Unit Price

17/09/2018 - 16/09/2019: \$570,000

Comparable Properties



2/8 Bond St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$397,500

Method: Auction Sale

Date: 04/05/2019

Property Type: Apartment



605/3 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 -

Price: \$345,000

Method: Sale by Tender

Date: 14/08/2019

Property Type: Apartment



1508/12-14 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$340,000

Method: Private Sale

Date: 13/08/2019

Rooms: 3

Property Type: Apartment