

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

1807/7 YARRA STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$335,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

1404/7 YARRA STREET SOUTH YARRA VIC 3141	\$347,500	17-Jan-24
706/77 RIVER STREET SOUTH YARRA VIC 3141	\$370,000	28-Oct-23

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 6 months.

This Statement of Information was prepared on: 03 April 2024

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**1404/7 YARRA STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

^{RS}

\$347,500

Sold Date

17-Jan-24

Distance

0km



**706/77 RIVER STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

\$370,000

Sold Date

28-Oct-23

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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