

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

1108/3 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2022

to

28 Feb 2023

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

1903/3 YARRA STREET SOUTH YARRA VIC 3141	\$610,000	04-Nov-22
2206/3 YARRA STREET SOUTH YARRA VIC 3141	\$570,000	16-Nov-22
2405/3 YARRA STREET SOUTH YARRA VIC 3141	\$611,000	15-Jan-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: 31 March 2023



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**1903/3 YARRA STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$610,000** Sold Date **04-Nov-22**

Distance **0km**



**2206/3 YARRA STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$570,000** Sold Date **16-Nov-22**

Distance **0km**



**2405/3 YARRA STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$611,000** Sold Date **15-Jan-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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