

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

2/3 Clara Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$320,000

&

\$352,000

Median sale price

Median price

\$630,750

Property Type

Unit

Suburb

South Yarra

Period - From

02/05/2021

to

01/05/2022

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	14/273 Williams Rd SOUTH YARRA 3141	\$350,000	13/04/2022
2	4/4 Witchwood Cl SOUTH YARRA 3141	\$338,500	25/02/2022
3	11/19 Ellesmere Rd WINDSOR 3181	\$330,000	18/03/2022

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:

02/05/2022 10:53

Greg Bowring

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Indicative Selling Price

\$320,000 - \$352,000

Median Unit Price

02/05/2021 - 01/05/2022: \$630,750



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



14/273 Williams Rd SOUTH YARRA 3141 (REI) **Agent Comments**

 1  1  -

Price: \$350,000

Method: Private Sale

Date: 13/04/2022

Property Type: Apartment



4/4 Witchwood CI SOUTH YARRA 3141 (REI) **Agent Comments**

 1  1  1

Price: \$338,500

Method: Private Sale

Date: 25/02/2022

Property Type: Apartment



11/19 Ellesmere Rd WINDSOR 3181 (REI) **Agent Comments**

 1  1  1

Price: \$330,000

Method: Private Sale

Date: 18/03/2022

Property Type: Apartment

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