

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

305P/3 Clara Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$330,000

Median sale price

Median price \$587,000

House

Unit

X

Suburb South Yarra

Period - From 01/10/2018

to 31/12/2018

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	2409/3 Yarra St SOUTH YARRA 3141	\$365,000	12/12/2018
2	1107/50 Claremont St SOUTH YARRA 3141	\$365,000	21/12/2018
3	301/1 Clara St SOUTH YARRA 3141	\$320,000	22/08/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$330,000
Median Unit Price
December quarter 2018: \$587,000

Comparable Properties



2409/3 Yarra St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$365,000
Method: Private Sale
Date: 12/12/2018
Rooms: 2
Property Type: Apartment



1107/50 Claremont St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$365,000
Method: Private Sale
Date: 21/12/2018
Rooms: -
Property Type: Apartment

301/1 Clara St SOUTH YARRA 3141 (VG) Agent Comments



Price: \$320,000
Method: Sale
Date: 22/08/2018
Rooms: -
Property Type: Strata Unit/Flat