

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

202/3 Clara Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$370,000

&

\$407,000

Median sale price

Median price \$615,000

House

Unit

X

Suburb South Yarra

Period - From 01/01/2017

to

31/12/2017

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	5/4 Powell St SOUTH YARRA 3141	\$400,000	22/09/2017
2	505/598 St Kilda Rd MELBOURNE 3004	\$390,000	17/02/2018
3	308/70 Queens Rd MELBOURNE 3004	\$381,500	12/02/2018

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.~~

202/3 Clara Street, South Yarra Vic 3141



1 Bed 1 Bath 1 Car

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$370,000 - \$407,000

Median Unit Price
Year ending December 2017: \$615,000

Comparable Properties

5/4 Powell St SOUTH YARRA 3141 (VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$400,000
Method: Sale
Date: 22/09/2017
Rooms: -
Property Type: Strata Unit/Flat

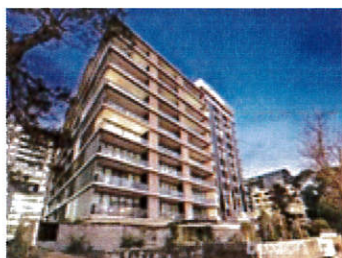


505/598 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$390,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: Apartment



308/70 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$381,500
Method: Private Sale
Date: 12/02/2018
Rooms: -
Property Type: Apartment