

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

411/1 Clara 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2019

to

31 Aug 2020

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

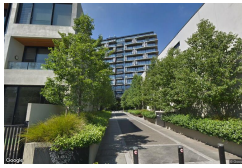
Date of sale

601/1 Clara Street South Yarra VIC 3141	\$630,000	01-Jun-20
611/35 Malcolm Street South Yarra VIC 3141	\$650,000	05-Jun-20
504/681 Chapel Street South Yarra VIC 3141	\$660,000	05-May-20

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: 28 September 2020



601/1 Clara Street South Yarra VIC 3141

Sold Price

\$630,000

Sold Date

01-Jun-20

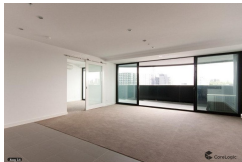
2

1

-

Distance

-



611/35 Malcolm Street South Yarra VIC 3141

Sold Price

\$650,000

Sold Date

05-Jun-20

2

2

1

Distance

0.58km



504/681 Chapel Street South Yarra VIC 3141

Sold Price

\$660,000

Sold Date

05-May-20

2

2

1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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