

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

1502/7 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$690,000

&

\$720,000

Median sale price

Median price \$637,750

Property Type Unit

Suburb South Yarra

Period - From 01/10/2019

to

30/09/2020

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	1602/7 Yarra St SOUTH YARRA 3141	\$756,000	09/10/2020
2	909/70 Queens Rd MELBOURNE 3004	\$720,000	29/06/2020
3	204/366 Church St RICHMOND 3121	\$690,000	14/07/2020

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:

27/11/2020 12:00



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$690,000 - \$720,000

Median Unit Price

Year ending September 2020: \$637,750

Comparable Properties



1602/7 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$756,000
Method: Private Sale
Date: 09/10/2020
Property Type: Apartment

909/70 Queens Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$720,000
Method: Sale
Date: 29/06/2020
Property Type: Subdivided Flat - Single OYO Flat



204/366 Church St RICHMOND 3121 (VG)

Agent Comments



Price: \$690,000
Method: Sale
Date: 14/07/2020
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit