

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

215/1-3 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

\$379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2021

to

31 Dec 2021

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

114/1-3 Clara Street South Yarra VIC 3141	\$375,000	21-Oct-21
905/1-3 Clara Street South Yarra VIC 3141	\$475,000	18-Oct-21

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: 11 January 2022



114/1-3 Clara Street South Yarra VIC 3141 Sold Price **\$375,000** Sold Date **21-Oct-21**

 1  1  1 Distance -



905/1-3 Clara Street South Yarra VIC 3141 Sold Price **\$475,000** Sold Date **18-Oct-21**

 1  1  1 Distance -

RS = Recent sale **UN** = Undisclosed Sale

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