

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

701/3 YARRA 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

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2022

to

28 Feb 2023

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

1307/3 YARRA STREET SOUTH YARRA VIC 3141	\$730,000	14-Dec-22
402/12 YARRA STREET SOUTH YARRA VIC 3141	\$730,000	29-Sep-22
1906/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141	\$760,000	11-Nov-22

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 March 2023

**1307/3 YARRA STREET SOUTH
YARRA VIC 3141**

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Sold Price **\$730,000** Sold Date **14-Dec-22**Distance **0km****402/12 YARRA STREET SOUTH
YARRA VIC 3141**

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Sold Price Sold Date **29-Sep-22**Distance **0.13km****1906/50-54 CLAREMONT STREET
SOUTH YARRA VIC 3141**

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Sold Price **\$760,000** Sold Date **11-Nov-22**Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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