

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

1408/7 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2020

to

31 May 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

1202/14 Claremont Street South Yarra VIC 3141	\$380,000	17-Mar-21
905/12 Yarra Street South Yarra VIC 3141	\$380,000	10-May-21
4/26 Darling Street South Yarra VIC 3141	\$375,800	10-Dec-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: 08 June 2021

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 <p>COVID-19 INFORMATION CONDITIONS OF ENTRY The health and safety of our staff, independent agents and clients are our top priority. Before entering our premises, all visitors are required to wear a face mask and a hand sanitizer. For more information, please contact us on 0430 228 669. Hodges.com.au/more/1202/14-claremont-street-south-yarra-vic-3141</p> <p>+HODGES</p>	1202/14 Claremont Street South Yarra VIC 3141	Sold Price	\$380,000	Sold Date	17-Mar-21
	 1  1  1			Distance	0.09km
	905/12 Yarra Street South Yarra VIC 3141	Sold Price	^{RS} \$380,000	Sold Date	10-May-21
	 1  1  1			Distance	0.09km
	4/26 Darling Street South Yarra VIC 3141	Sold Price	\$375,800	Sold Date	10-Dec-20
	 1  1  1			Distance	0.13km

RS = Recent sale

UN = Undisclosed Sale

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