

Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

708/7 Yarra Street South Yarra VIC 3141

 1  1  -

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$320,000

## Median Sale Price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

## Comparable Property Sales

These are the 3 properties sold within 2 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.

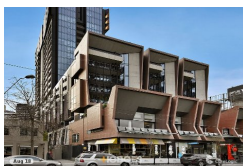


1407/7 Yarra Street South Yarra  
VIC 3141

 1  1  1

Sold Price **\$338,000** Sold Date **09-Oct-18**

Distance **-**



209/227 Toorak Road South Yarra  
VIC 3141

 1  1  -

Sold Price **\$285,350** Sold Date **26-Jul-18**

Distance **0.18km**



1102/50-54 Claremont Street South  
Yarra VIC 3141

 1  1  -

Sold Price **\$320,000** Sold Date **09-Oct-18**

Distance **0.19km**

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