



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

1102/7 Yarra Street, SOUTH YARRA, 3141

### Indicative selling price

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

Single Price

or range between

\$560,000

&

\$590,000

### Median sale price

Median price

\$572,500

Property type

Unit

Suburb

SOUTH YARRA, 3141

Period from

18/01/2017

to

27/06/2017

Source

rea

### Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

Unit 1403, 681 Chapel Street, SOUTH YARRA, 3141 Victoria

\$655,000

19/01/2017

Unit 1405, 14 Claremont Street, SOUTH YARRA, 3141 Victoria

\$570,000

08/04/2017

Apartment 1201, 2 Claremont Street, SOUTH YARRA, 3141 Victoria

\$529,000

28/06/2017