

## 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

1917/3 Yarra Street South Yarra VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$376,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2019

to

31 Oct 2020

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

1110/3 Yarra Street South Yarra VIC 3141	\$360,000	17-Jan-20
1617/3 Yarra Street South Yarra VIC 3141	\$400,000	12-Jan-20

OR

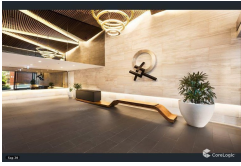
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 09 November 2020

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**1110/3 Yarra Street South Yarra VIC 3141** Sold Price **\$360,000** Sold Date **17-Jan-20**

1 1 -

Distance -



**1617/3 Yarra Street South Yarra VIC 3141** Sold Price **\$400,000** Sold Date **12-Jan-20**

1 1 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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