

# 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

609/3 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)

Single price \$350,000

### Median sale price

Median price \$595,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2020

to 30/06/2020

Source REIV

### 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 six 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
1	317/77 River St SOUTH YARRA 3141	\$355,000	12/06/2020
2	1810/35 Malcolm St SOUTH YARRA 3141	\$350,000	22/06/2020
3	602/45 Claremont St SOUTH YARRA 3141	\$339,000	17/04/2020

**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 six months.~~

This Statement of Information was prepared on:

20/07/2020 14:19



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$350,000

**Median Unit Price**

June quarter 2020: \$595,000

## Comparable Properties



317/77 River St SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  1

**Price:** \$355,000

**Method:** Sale by Tender

**Date:** 12/06/2020

**Property Type:** Apartment



1810/35 Malcolm St SOUTH YARRA 3141 (REI) Agent Comments

 1  1  -

**Price:** \$350,000

**Method:** Sale by Tender

**Date:** 22/06/2020

**Property Type:** Apartment



602/45 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  -

**Price:** \$339,000

**Method:** Sale by Tender

**Date:** 17/04/2020

**Property Type:** Apartment