

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2204/18 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

or range
between

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

110/77 RIVER STREET SOUTH YARRA VIC 3141	580000	01-Sep-22
408/52 DARLING STREET SOUTH YARRA VIC 3141	600000	08-Sep-22
302/47 CLAREMONT STREET SOUTH YARRA VIC 3141	600000	30-May-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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**110/77 RIVER STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price

^{RS} **580000** ^{UN}

Sold Date **01-Sep-22**

Distance **0.37km**



**408/52 DARLING STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price

600000

Sold Date **08-Sep-22**

Distance **0.13km**



**302/47 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 2  1  1

Sold Price

Sold Date **30-May-22**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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