Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 807/7 Yarra Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$500,000		&		\$550,000				
Median sale p	rice								
Median price	\$600,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	915/3 Yarra St SOUTH YARRA 3141	\$522,000	25/06/2024
2	2315/3 Yarra St SOUTH YARRA 3141	\$550,000	19/06/2024
3	1006/7 Yarra St SOUTH YARRA 3141	\$515,000	19/06/2024

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:

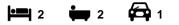
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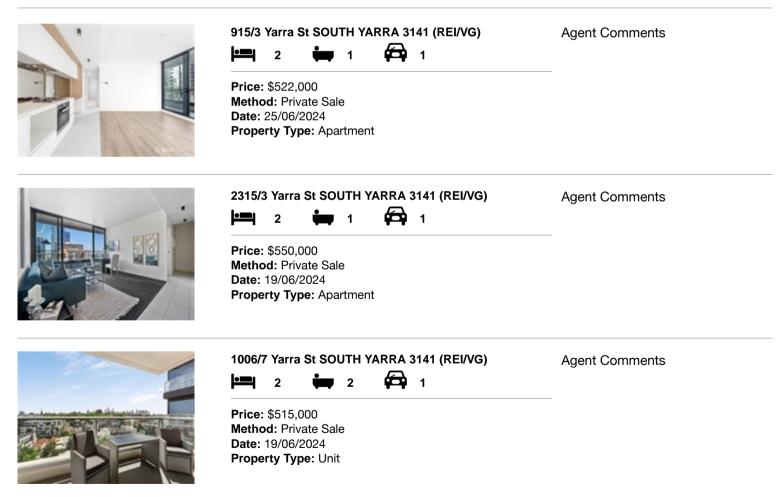
Jake Hu 0488 028 978 jake@melbournerealestate.com.au





Property Type: Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price September quarter 2024: \$600,000

Comparable Properties



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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