## 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	508/1 Clara Street, South Yarra Vic 3141
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$470,000 & \$490,000	Range between	\$470,000	&	\$490,000
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#### Median sale price

Median price	\$564,250	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	309/38 Cunningham St SOUTH YARRA 3141	\$460,000	22/03/2024
2	4/242 Toorak Rd SOUTH YARRA 3141	\$450,000	22/02/2024
3	6/513 Punt Rd SOUTH YARRA 3141	\$450,000	06/03/2024

#### OR

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

This Statement of Information was prepared on:	18/04/2024 13:37









**Property Type:** Apartment/Unit Agent Comments

Indicative Selling Price \$470,000 - \$490,000 Median Unit Price March quarter 2024: \$564,250

## Comparable Properties



309/38 Cunningham St SOUTH YARRA 3141

(REI)

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**6** 

**Price:** \$460,000 **Method:** Private Sale **Date:** 22/03/2024

Property Type: Apartment

**Agent Comments** 

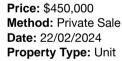








Agent Comments





6/513 Punt Rd SOUTH YARRA 3141 (REI)

**二** 1

Date: 06/03/2024

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Price: \$450,000 Method: Private Sale

Property Type: Apartment

**Agent Comments** 

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



