

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



704/1 CLARA STREET, SOUTH YARRA, VIC  1  1  1

Indicative Selling Price

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

Price Range: **\$400,000 to \$450,000**

MEDIAN SALE PRICE



SOUTH YARRA, VIC, 3141

Suburb Median Sale Price (Unit)

\$581,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



2/274 DOMAIN RD, SOUTH YARRA, VIC 3141  1  1  1

Sale Price

\$420,000

Sale Date: 12/04/2017

Distance from Property: 1km



2/55 CAROLINE ST, SOUTH YARRA, VIC 3141  1  1  1

Sale Price

\$422,000

Sale Date: 04/03/2017

Distance from Property: 1km



707/1 CLARA ST, SOUTH YARRA, VIC 3141  1  1  1

Sale Price

\$445,000

Sale Date: 22/02/2017

Distance from Property: 0m



This report has been compiled on 17/10/2017 by Enrich Property Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

704/1 CLARA STREET, SOUTH YARRA, VIC 3141

Indicative selling price

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

Price Range:

\$400,000 to \$450,000

Median sale price

Median price

\$581,000

House

Unit

X


Suburb

SOUTH YARRA

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
2/274 DOMAIN RD, SOUTH YARRA, VIC 3141	\$420,000	12/04/2017
2/55 CAROLINE ST, SOUTH YARRA, VIC 3141	\$422,000	04/03/2017
707/1 CLARA ST, SOUTH YARRA, VIC 3141	\$445,000	22/02/2017