

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



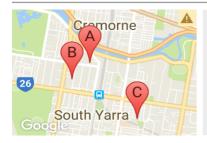
704/1 CLARA STREET, SOUTH YARRA, VIC 🕮 1 🕀 1 😓 1

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)

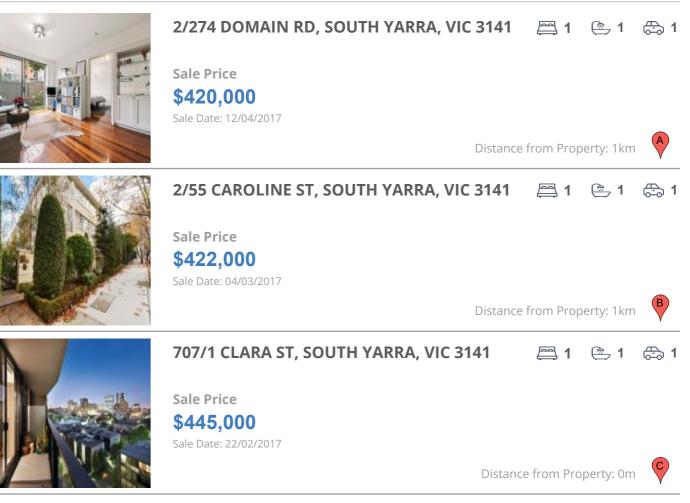
\$581,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.



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

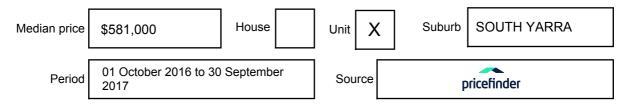
Indicative selling price

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

Price Range:

\$400,000 to \$450,000

Median sale price



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

