

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
Including suburb and
postcode

1117/3 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,750

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

1112/3 YARRA STREET SOUTH YARRA VIC 3141	\$310,000	08-Mar-22
305/1A YARRA STREET SOUTH YARRA VIC 3141	\$290,000	02-Jun-22
1507/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$297,000	02-Mar-22

OR

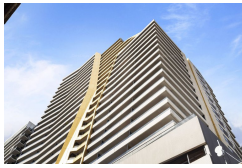
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 July 2022

Brad Carlin-Smith

M 0466605522

E bcarlinsmith@thehopkinsgroup.com.au

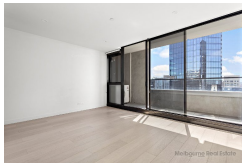

**1112/3 YARRA STREET SOUTH
YARRA VIC 3141**
 1  1  -

Sold Price **\$310,000** Sold Date **08-Mar-22**

Distance -


**305/1A YARRA STREET SOUTH
YARRA VIC 3141**
 1  1  -

Sold Price ^{RS} **\$290,000** ^{UN} Sold Date **02-Jun-22**

Distance **0.07km**

**1507/10 CLAREMONT STREET
SOUTH YARRA VIC 3141**
 1  1  -

Sold Price **\$297,000** Sold Date **02-Mar-22**

Distance **0.09km**
RS = Recent sale

UN = Undisclosed Sale

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