

## 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

215/1 Clara Street South Yarra VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$429,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2020

to

31 Mar 2021

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




301/35 Wilson Street South Yarra VIC 3141	\$425,000	30-Jan-21
204/8 Garden Street South Yarra VIC 3141	\$427,000	27-Oct-20

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: 13 April 2021

COVID-19 Reopening  
**OFI & AUCTION POLICY**


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### 301/35 Wilson Street South Yarra VIC 3141

 1  1  1

Sold Price **\$425,000** Sold Date **30-Jan-21**

Distance **0.19km**



### 204/8 Garden Street South Yarra VIC 3141

 1  1  1

Sold Price **\$427,000** Sold Date **27-Oct-20**

Distance **0.22km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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