

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 801/3 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$730,000 & \$760,000

Median sale price

Median price \$599,500 Unit X Suburb South Yarra

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

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
810/700 Chapel St SOUTH YARRA 3141	\$774,000	04/04/2017
910/480 St Kilda Rd MELBOURNE 3004	\$737,000	13/02/2017
609/70 Queens Rd MELBOURNE 3004	\$735,000	08/03/2017