

## 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  
2901/3 Yarra 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)

Range between \$9,000,000 &amp; \$9,900,000

**Median sale price**

Median price \$562,500 House Unit X Suburb South Yarra

Period - From 01/04/2019 to 30/06/2019 Source REIV

**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 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
1		
2		
3		

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 six months.~~



**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$9,000,000 - \$9,900,000

**Median Unit Price**

June quarter 2019: \$562,500

## Comparable Properties

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 six months.