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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	y offered	for sale
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Address Including suburb and postcode	812/1 Clara Street, South Yarra Vic 3141				
ndicative selling price					

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

Range between	\$320,000	&	\$350,000
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Median sale price

Median price	\$608,000	Hou	se	Unit	х	Suburb	South Yarra
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

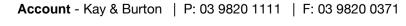
Comparable property sales (*Delete A or B below as applicable)

Α* 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.

Ad	dress of comparable property	Price	Date of sale
1	1101/32 Bray St SOUTH YARRA 3141	\$349,000	31/01/2018
2	306/3 Clara St SOUTH YARRA 3141	\$345,000	15/08/2017
3	6/372 Toorak Rd SOUTH YARRA 3141	\$342,500	30/10/2017

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.







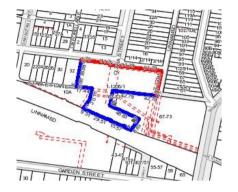
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Indicative Selling Price \$320,000 - \$350,000 **Median Unit Price** December quarter 2017: \$608,000





Rooms: **Property Type: Agent Comments**

Comparable Properties



1101/32 Bray St SOUTH YARRA 3141 (REI)

Price: \$349,000 Method: Private Sale Date: 31/01/2018

Rooms: -

Property Type: Apartment

Agent Comments

306/3 Clara St SOUTH YARRA 3141 (VG)





Price: \$345,000

Method: Sale Date: 15/08/2017 Rooms: -

Property Type: Strata Unit/Flat

Agent Comments



6/372 Toorak Rd SOUTH YARRA 3141 (VG)



Price: \$342,500 Method: Sale Date: 30/10/2017

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371





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