

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

812/1 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)

Range between

\$320,000

&

\$350,000

**Median sale price**

Median price

\$608,000

House

Unit

X

Suburb

South Yarra

Period - From

01/10/2017

to

31/12/2017

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	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) **Agent Comments**



**Price:** \$349,000  
**Method:** Private Sale  
**Date:** 31/01/2018  
**Rooms:** -  
**Property Type:** Apartment

306/3 Clara St SOUTH YARRA 3141 (VG) **Agent Comments**



**Price:** \$345,000  
**Method:** Sale  
**Date:** 15/08/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



6/372 Toorak Rd SOUTH YARRA 3141 (VG) **Agent Comments**



**Price:** \$342,500  
**Method:** Sale  
**Date:** 30/10/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat