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**Rooms:** 3  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$359,000  
**Median Unit Price**  
March quarter 2017: \$599,500

## Comparable Properties



**17/77 River St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

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**Price:** \$367,500  
**Method:** Private Sale  
**Date:** 03/03/2017  
**Rooms:** 2  
**Property Type:** Apartment



**107/33 Claremont St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

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Similar style apartment, did not include a car space.

**Price:** \$347,500  
**Method:** Private Sale  
**Date:** 10/03/2017  
**Rooms:** 2  
**Property Type:** Apartment



**710/2 Claremont St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

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Similar style apartment, did not include a car space.

**Price:** \$339,000  
**Method:** Private Sale  
**Date:** 17/02/2017  
**Rooms:** 2  
**Property Type:** Apartment

## 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

306/3 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)

Single price \$359,000

#### 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
17/77 River St SOUTH YARRA 3141	\$367,500	03/03/2017
107/33 Claremont St SOUTH YARRA 3141	\$347,500	10/03/2017
710/2 Claremont St SOUTH YARRA 3141	\$339,000	17/02/2017