





Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

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

Comparable Properties



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

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

Property Type: Apartment

Agent Comments



107/33 Claremont St SOUTH YARRA 3141

(REI/VG)

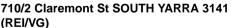
Price: \$347,500 Method: Private Sale Date: 10/03/2017

Rooms: 2

Property Type: Apartment

Agent Comments

Similar style apartment, did not include a car space.







Price: \$339,000

Rooms: 2

Property Type: Apartment

Method: Private Sale Date: 17/02/2017

Agent Comments

Similar style apartment, did not include a car

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space.

Account - hockingstuart | P: 03 9868 5444 | F: 03 9868 5455







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

Median sale price

Median price	\$599,500		Unit X	Su	uburb 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



