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<br>Including suburb and postcode | 6/3 Arthur Street, South Yarra Vic 3141 |

## Indicative selling price

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

Single price $270,000

## Median sale price

Median price $645,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2021 to 31/12/2021 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 | 21/14 Tivoli Rd SOUTH YARRA 3141 | $290,000 | 24/12/2021 |
| 2 | 17/14 Crimea St ST KILDA 3182 | $290,000 | 08/12/2021 |
| 3 | 2/34 Wellington St ST KILDA 3182 | $253,333 | 26/10/2021 |

**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.~~

This Statement of Information was prepared on: 02/03/2022 10:01

# 6/3 Arthur Street, South Yarra Vic 3141

Phoebe Hnarakis
9520 9020
0433 222 453
phnarakis@bigginscott.com.au



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$270,000
**Median Unit Price**
Year ending December 2021: $645,000

## Comparable Properties



**21/14 Tivoli Rd SOUTH YARRA 3141 (REI/VG)**

1 1 1

**Price:** $290,000
**Method:** Private Sale
**Date:** 24/12/2021
**Property Type:** Apartment

Agent Comments



**17/14 Crimea St ST KILDA 3182 (REI/VG)**

1 1 1

**Price:** $290,000
**Method:** Private Sale
**Date:** 08/12/2021
**Property Type:** Apartment

Agent Comments



**2/34 Wellington St ST KILDA 3182 (VG)**

1 - -

**Price:** $253,333
**Method:** Sale
**Date:** 26/10/2021
**Property Type:** Subdivided Flat - Single OYO Flat

Agent Comments



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