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	205A/1 Clara Street, South Yarra Vic 3141

Indicative selling price

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

Single price $345,000

Median sale price

Median price $620,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2022 to 31/12/2022 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	605/14 Claremont St SOUTH YARRA 3141	$310,000	24/11/2022
2	717/32 Bray St SOUTH YARRA 3141	$301,000	18/01/2023
3	108/7 King St PRAHRAN 3181	$300,000	15/02/2023

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: 22/02/2023 17:23

205A/1 Clara Street, South Yarra Vic 3141

Simon Dale
0425771377
sdale@bigginscott.com.au

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$345,000
Median Unit Price
December quarter 2022: $620,000

Comparable Properties



605/14 Claremont St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $310,000
Method: Private Sale
Date: 24/11/2022
Property Type: Apartment

Agent Comments

Contemporary building, car parking, within 1km of subject property



717/32 Bray St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $301,000
Method: Private Sale
Date: 18/01/2023
Property Type: Apartment

Agent Comments

Within 0.4km of subject property, contemporary building, has car parking



108/7 King St PRAHRAN 3181 (REI)

1 1 -

Price: $300,000
Method: Private Sale
Date: 15/02/2023
Property Type: Apartment

Agent Comments

Prahran suburb, within 1km of subject property. Contemporary design.

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