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	1007/12 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $595,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2022 to 31/03/2023 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.

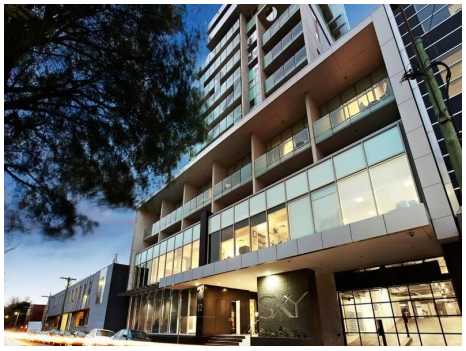
	Address of comparable property	Price	Date of sale
1	607/70 Queens Rd MELBOURNE 3004	$430,000	31/01/2023
2	307/31 Grattan St PRAHRAN 3181	$420,000	27/01/2023
3	1502/38 Albert Rd SOUTH MELBOURNE 3205	$410,000	13/02/2023

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: 04/05/2023 10:04

1007/12 Yarra Street, South Yarra Vic 3141



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
Year ending March 2023: $595,000

Comparable Properties



607/70 Queens Rd MELBOURNE 3004 (REI/VG)

1 1 1

Agent Comments

Price: $430,000
Method: Private Sale
Date: 31/01/2023
Property Type: Apartment



307/31 Grattan St PRAHRAN 3181 (REI/VG)

1 1 1

Agent Comments

Price: $420,000
Method: Private Sale
Date: 27/01/2023
Property Type: Apartment



1502/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

1 1 1

Agent Comments

Price: $410,000
Method: Private Sale
Date: 13/02/2023
Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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