Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	2202/3 Yarra Street, South Yarra Vic 3141

Indicative selling price

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

Range between	$699,900	&	$769,890

Median sale price

Median price	$637,750	Unit	X	Suburb	South Yarra
Period - From	01/10/2019	to	30/09/2020	Source	REIV

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
1602/7 Yarra St SOUTH YARRA 3141	$756,000	09/10/2020
907/3 Yarra St SOUTH YARRA 3141	$750,000	16/11/2020
1502/7 Yarra St SOUTH YARRA 3141	$720,000	21/12/2020

This Statement of Information was prepared on:

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