

## 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

9/77 RIVER STREET SOUTH YARRA VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

### 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 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

111/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$536,000	31-Jan-23
211/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$505,000	15-Feb-23
1313/3 YARRA STREET SOUTH YARRA VIC 3141	\$550,000	24-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 03 May 2023

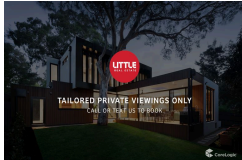


**111/229 TOORAK ROAD SOUTH  
YARRA VIC 3141**

2 1 1

Sold Price **\$536,000** Sold Date **31-Jan-23**

Distance **0.32km**

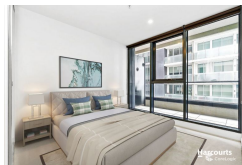


**211/229 TOORAK ROAD SOUTH  
YARRA VIC 3141**

2 1 1

Sold Price **\$505,000** Sold Date **15-Feb-23**

Distance **0.32km**



**1313/3 YARRA STREET SOUTH  
YARRA VIC 3141**

2 1 1

Sold Price **\$550,000** Sold Date **24-Feb-23**

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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