

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

1003/8 GARDEN STREET SOUTH YARRA VIC 3141

Indicative selling price

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

Single Price

or range
between

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2022

to

31 Oct 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

| | | |
|---|---------|-----------|
| 702/8A EVERGREEN MEWS ARMADALE VIC 3143 | 1170000 | 27-Sep-23 |
| 1323/555-563 ST KILDA ROAD MELBOURNE VIC 3004 | 1140000 | 02-Aug-23 |
| 6/22 KENSINGTON ROAD SOUTH YARRA VIC 3141 | 1150000 | 14-Oct-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 November 2023


**702/8A EVERGREEN MEWS
ARMADALE VIC 3143**
 3  2  2

 Sold Price ^{RS} **1170000** ^{UN} Sold Date **27-Sep-23**

 Distance **1.87km**

**1323/555-563 ST KILDA ROAD
MELBOURNE VIC 3004**
 3  2  2

 Sold Price **1140000** Sold Date **02-Aug-23**

 Distance **1.37km**

**6/22 KENSINGTON ROAD SOUTH
YARRA VIC 3141**
 3  2  1

 Sold Price ^{RS} **1150000** ^{UN} Sold Date **14-Oct-23**

 Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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