

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

209/8 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

\$680,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Dec 2022

to

30 Nov 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

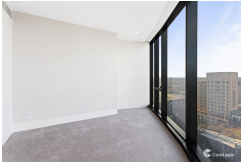
Date of sale

1307/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$878,000	05-Dec-23
117/657 CHAPEL STREET SOUTH YARRA VIC 3141	\$790,000	02-Dec-23
3/38A KENSINGTON ROAD SOUTH YARRA VIC 3141	\$683,000	25-Nov-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: 14 December 2023



**1307/1 ALMEIDA CRESCENT
SOUTH YARRA VIC 3141**

2 2 1

Sold Price ^{RS} **\$878,000** ^{UN} Sold Date **05-Dec-23**

Distance **0.45km**



**117/657 CHAPEL STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price ^{RS} **\$790,000** Sold Date **02-Dec-23**

Distance **0.71km**



**3/38A KENSINGTON ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price ^{RS} **\$683,000** Sold Date **25-Nov-23**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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