## 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

302/20 Garden Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$420,000		&		\$450,000					
Median sale p	rice									
Median price	\$603,750	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	603/31 Grattan St PRAHRAN 3181	\$425,000	06/12/2023
2	1302/18 Yarra St SOUTH YARRA 3141	\$425,000	11/12/2023
3	203/20 Garden St SOUTH YARRA 3141	\$420,000	27/03/2024

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:

11/04/2024 15:49









Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$420,000 - \$450,000 Median Unit Price December quarter 2023: \$603,750

# **Comparable Properties**





Price: \$425,000 Method: Sale Date: 06/12/2023 Property Type: Strata Unit/Flat Agent Comments

1302/18 Yarra St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$425,000 Method: Sale Date: 11/12/2023 Property Type: Strata Unit/Flat



203/20 Garden St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$420,000 Method: Private Sale Date: 27/03/2024 Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



propertydata

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