

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

406/20 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2023

to

31 Mar 2024

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

403/28 WILSON STREET SOUTH YARRA VIC 3141	\$428,000	26-Feb-24
105/1-3 CLARA STREET SOUTH YARRA VIC 3141	\$392,000	14-Feb-24
1005/665 CHAPEL STREET SOUTH YARRA VIC 3141	\$400,000	06-Feb-24

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: 17 April 2024



**403/28 WILSON STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$428,000** Sold Date **26-Feb-24**

Distance **0.08km**



**105/1-3 CLARA STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price ^{RS} **\$392,000** ^{UN} Sold Date **14-Feb-24**

Distance **0.17km**



**1005/665 CHAPEL STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$400,000** Sold Date **06-Feb-24**

Distance **0.78km**



**9/401 TOORAK ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$370,000** Sold Date **23-Jan-24**

Distance **0.79km**



**12/12 WALSH STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$397,000** Sold Date **08-Feb-24**

Distance **1.17km**

RS = Recent sale UN = Undisclosed Sale

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