

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

5/60 ARTHUR 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2023

to

31 May 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

3/37 FITZGERALD STREET SOUTH YARRA VIC 3141	\$430,250	16-Dec-22
304/8 GARDEN STREET SOUTH YARRA VIC 3141	\$435,000	05-Sep-23
106/8 GARDEN STREET SOUTH YARRA VIC 3141	\$400,000	06-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 June 2024



3/37 FITZGERALD STREET SOUTH Sold Price **\$430,250** Sold Date **16-Dec-22**
YARRA VIC 3141

1
 1
 1

Distance **0.11km**



304/8 GARDEN STREET SOUTH Sold Price **\$435,000** Sold Date **05-Sep-23**
YARRA VIC 3141

1
 1
 1

Distance **0.18km**



106/8 GARDEN STREET SOUTH Sold Price **\$400,000** Sold Date **06-Oct-23**
YARRA VIC 3141

1
 1
 1

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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