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

507/20 Garden Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$400,000		&		\$415,000			
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.

Ade	dress of comparable property	Price	Date of sale
1	9/8 Grandview Gr PRAHRAN 3181	\$425,000	22/02/2024
2	25/62 Wellington St ST KILDA 3182	\$412,000	31/01/2024
3	208/8 Balmain St CREMORNE 3121	\$405,000	01/03/2024

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:

19/03/2024 09:36









Property Type: Apartment Agent Comments

Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> **Indicative Selling Price** \$400,000 - \$415,000 **Median Unit Price** December quarter 2023: \$603,750

Comparable Properties



9/8 Grandview Gr PRAHRAN 3181 (REI)



Price: \$425,000 Method: Sold Before Auction Date: 22/02/2024 Property Type: Apartment

Agent Comments



25/62 Wellington St ST KILDA 3182 (REI)

Agent Comments





Price: \$412,000 Method: Private Sale Date: 31/01/2024 Property Type: Apartment

208/8 Balmain St CREMORNE 3121 (REI)



Agent Comments



Price: \$405.000 Method: Private Sale Date: 01/03/2024 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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