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

511/8 Garden Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $410,000 & $450,000

Median sale price

Median price	$592,000	Property Type	Unit	Suburb	South Yarra
Period - From	01/04/2023	to	31/03/2024	Source	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.

	Address of comparable property	Price	Date of sale
1	115/229 Toorak Rd SOUTH YARRA 3141	$450,000	13/03/2024
2	203/20 Garden St SOUTH YARRA 3141	$420,000	27/03/2024
3	302/20 Garden St SOUTH YARRA 3141	$410,000	27/05/2024

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: 07/06/2024 13:49

CONSUMER AFFAIRS VICTORIA

511/8 Garden Street, South Yarra Vic 3141

🛏   🛁 -   🚗

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

115/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $450,000
Method: Private Sale
Date: 13/03/2024
Property Type: Apartment

Agent Comments

203/20 Garden St SOUTH YARRA 3141 (REI/VG)

🛏 1   🛁 1   🚗 2

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

Agent Comments

302/20 Garden St SOUTH YARRA 3141 (REI)

🛏 1   🛁 1   🚗 1

Price: $410,000
Method: Private Sale
Date: 27/05/2024
Property Type: Apartment

Agent Comments

Account - McGrath South Yarra