

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

68 Garden Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$2,225,000 Property Type House Suburb South Yarra

Period - From 01/07/2022 to 30/06/2023 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	16 Larnook St PRAHRAN 3181	\$1,370,000	03/06/2023
2	38 Hardy St SOUTH YARRA 3141	\$1,355,000	02/09/2023
3	113 Surrey Rd.N SOUTH YARRA 3141	\$1,351,000	01/07/2023

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:

07/09/2023 13:46

Gary Ormrod

03 9825 2597

0419 588 331

gormrod@kayburton.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending June 2023: \$2,225,000



Rooms: 3

Property Type: House (Res)

Land Size: 173 sqm approx

Agent Comments

Comparable Properties



16 Larnook St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,370,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 173 sqm approx



38 Hardy St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,355,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)



113 Surrey Rd.N SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,351,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)