### 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	306/20 Garden Street, South Yarra Vic 3141
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$360,000	&	\$385,000
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#### Median sale price

Median price	\$573,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/07/2023	to	30/06/2024	Sc	ource	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

Address of comparable property		Price	Date of sale
1	704/229 Toorak Rd SOUTH YARRA 3141	\$380,000	09/08/2024
2	2108/229 Toorak Rd SOUTH YARRA 3141	\$399,000	31/07/2024
3	418/8 Daly St SOUTH YARRA 3141	\$385,000	23/07/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/08/2024 13:28





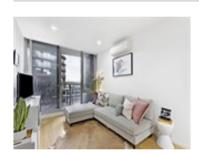




**Property Type:** Unit (Res) Agent Comments

Indicative Selling Price \$360,000 - \$385,000 Median Unit Price Year ending June 2024: \$573,000

## Comparable Properties



704/229 Toorak Rd SOUTH YARRA 3141 (REI)

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Price: \$380,000 Method: Private Sale Date: 09/08/2024

Property Type: Apartment



2108/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments

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Price: \$399,000 Method: Private Sale Date: 31/07/2024

Property Type: Apartment



418/8 Daly St SOUTH YARRA 3141 (REI)

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Price: \$385,000 Method: Private Sale Date: 23/07/2024

Property Type: Apartment

**Agent Comments** 

**Agent Comments** 

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



