#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### 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 \$340,000	&	\$370,000
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#### Median sale price

Median price	\$574,000	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	01/10/2023	to	30/09/2024		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

	aress of comparable property	1 1100	Date of Sale
1	206/681 Chapel St SOUTH YARRA 3141	\$365,000	03/10/2024
2	121/15 Clifton St PRAHRAN 3181	\$365,000	01/10/2024
3	406/20 Garden St SOUTH YARRA 3141	\$350,000	10/07/2024

#### 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:	19/11/2024 14:10



Date of sale



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**Indicative Selling Price** \$340,000 - \$370,000 **Median Unit Price** Year ending September 2024: \$574,000



Property Type: Apartment **Agent Comments** 

## Comparable Properties

206/681 Chapel St SOUTH YARRA 3141 (REI)

Price: \$365,000 Method: Private Sale Date: 03/10/2024 **Property Type:** Unit

121/15 Clifton St PRAHRAN 3181 (VG)





Price: \$365,000 Method: Sale Date: 01/10/2024

Property Type: Strata Unit/Flat

Agent Comments

**Agent Comments** 



406/20 Garden St SOUTH YARRA 3141 (VG)

Price: \$350,000 Method: Sale Date: 10/07/2024

Property Type: Strata Unit/Flat

**Agent Comments** 

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





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