

# 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

608/20 Garden Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$515,000

### Median sale price

Median price \$591,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2023

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	10/28 Fulton St ST KILDA EAST 3183	\$510,000	07/10/2023
2	411/610 St Kilda Rd MELBOURNE 3004	\$500,000	22/09/2023
3	9/2 May Gr SOUTH YARRA 3141	\$500,000	06/09/2023

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:

10/10/2023 15:12



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**10/28 Fulton St ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$510,000

**Method:** Sold Before Auction

**Date:** 07/10/2023

**Property Type:** Apartment



**411/610 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 22/09/2023

**Property Type:** Apartment



**9/2 May Gr SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 06/09/2023

**Property Type:** Apartment