## 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	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$480,000		&		\$515,000			
Median sale p	rice							
Median price	\$591,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ado	dress 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

Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> **Indicative Selling Price** \$480,000 - \$515,000 **Median Unit Price** June quarter 2023: \$591,000

# **Comparable Properties**



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



Price: \$510,000 Method: Sold Before Auction Date: 07/10/2023 Property Type: Apartment

411/610 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

Agent Comments





Price: \$500,000 Method: Private Sale Date: 22/09/2023 Property Type: Apartment

9/2 May Gr SOUTH YARRA 3141 (REI)



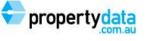
Agent Comments



Price: \$500.000 Method: Private Sale Date: 06/09/2023 Property Type: Apartment

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





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