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

701/20 Garden Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$680,000		&		\$720,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/07/2024	to	30/09/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	21/8 Sydney St PRAHRAN 3181	\$690,000	11/09/2024
2	903/82 Queens Rd MELBOURNE 3004	\$740,000	08/09/2024
3	408/105 Punt Rd WINDSOR 3181	\$710,000	20/08/2024

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:

15/10/2024 15:50



701/20 Garden Street, South Yarra Vic 3141





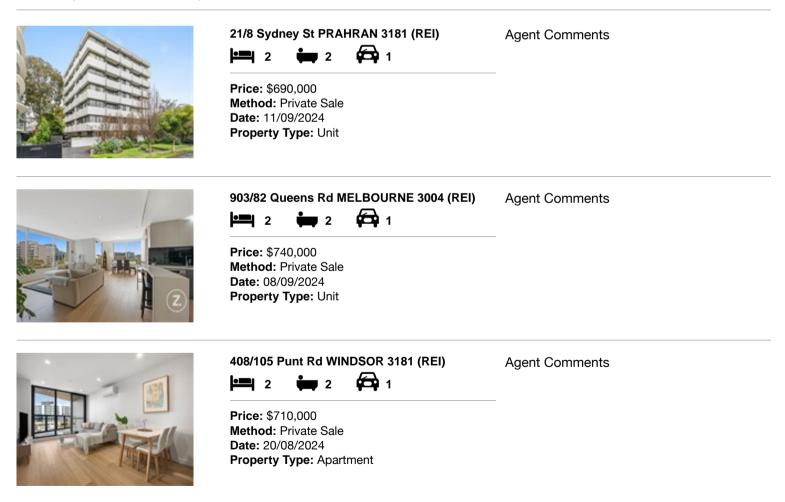


Property Type: Apartment Agent Comments

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> Indicative Selling Price \$680,000 - \$720,000 Median Unit Price September quarter 2024: \$600,000

Comparable Properties



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



property data

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