## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 501/20 Garden Street, South Yarra Vic 3141

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |            |     |             |      |           |      |        |             |  |  |
|--|------------|-----|-------------|------|-----------|------|--------|-------------|--|--|
| Range betweer  | \$450,000  |     | &           |      | \$485,000 |      |        |             |  |  |
| Median sale p  | rice       |     |             |      |           |      |        |             |  |  |
| Median price   | \$596,000  | Pro | operty Type | Unit |           |      | Suburb | South Yarra |  |  |
| Period - From  | 01/01/2023 | to  | 31/12/2023  |      | 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.

| Add | dress of comparable property      | Price     | Date of sale |
|-----|-----------------------------------|-----------|--------------|
| 1   | 609/35 Wilson St SOUTH YARRA 3141 | \$500,000 | 25/01/2024   |
| 2   | 608/20 Garden St SOUTH YARRA 3141 | \$450,000 | 25/01/2024   |
| 3   | 225/32 Bray St SOUTH YARRA 3141   | \$450,000 | 14/12/2023   |

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:

03/04/2024 12:40









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$450,000 - \$485,000 Median Unit Price Year ending December 2023: \$596,000

# **Comparable Properties**



609/35 Wilson St SOUTH YARRA 3141 (REI/VG)



Price: \$500,000 Method: Private Sale Date: 25/01/2024 Property Type: Apartment Agent Comments

Agent Comments



608/20 Garden St SOUTH YARRA 3141 (REI/VG) 2 1 1 1

Price: \$450,000 Method: Private Sale Date: 25/01/2024 Property Type: Apartment



225/32 Bray St SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$450,000 Method: Private Sale Date: 14/12/2023 Property Type: Apartment

#### Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000





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