



## 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 609/8 Garden Street, South Yarra, 3141

### Indicative selling price

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

Single price  or range between  &

### Median sale price

Median price  Property type  Suburb   
Period - From  to  Source

### Comparable property sales

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
7/174 Toorak Rd.W SOUTH YARRA 3141	\$360,000.00	12/08/2020
1214/12-14 Claremont St SOUTH YARRA 3141	\$356,500.00	15/06/2020
5/672 Malvern Rd PRAHRAN 3181	\$355,000.00	11/06/2020

This Statement of Information was prepared on: