

# 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 401/6 Murphy 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)

Single price \$789,000

### 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	804/105 High St PRAHRAN 3181	\$760,000	21/04/2023
2	1006/8 Bowen Cr MELBOURNE 3004	\$775,000	02/04/2023
3	17/30 Murphy St SOUTH YARRA 3141	\$815,000	13/05/2023

**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:

24/07/2023 11:06



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**804/105 High St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$760,000

**Method:** Private Sale

**Date:** 21/04/2023

**Property Type:** Apartment



**1006/8 Bowen Cr MELBOURNE 3004 (REI/VG)**

Agent Comments



**Price:** \$775,000

**Method:** Private Sale

**Date:** 02/04/2023

**Property Type:** Apartment



**17/30 Murphy St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$815,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** Apartment