

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

405 / 6 MURPHY STREET, SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$695,000

Median sale price

Median price

\$679,500

Property type

Apartment

Suburb

SOUTH YARRA VIC 3141

Period - From

01/06/2019

to

01/06/2020

Source

www.realestate.com.au

Comparable property sales

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. 4/86 Cromwell Road, South Yarra Vic 3141	\$695,000	18/04/2020
2. 4/7 Clowes Street, South Yarra Vic 3141	\$740,000	05/03/2020
3. 4/34 Darling Street, South Yarra Vic 3141	\$760,000	23/03/2020

This Statement of Information was prepared on:

22/06/2020