

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

4/51 Murphy Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2019

to

31/12/2019

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	204/242 High St WINDSOR 3181	\$422,500	24/01/2020
2	3/48 Cromwell Rd SOUTH YARRA 3141	\$415,000	14/09/2019
3	18/43 Caroline St SOUTH YARRA 3141	\$390,000	07/09/2019

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:

05/02/2020 15:40



Property Type: Apartment

Agent Comments

Comparable Properties



204/242 High St WINDSOR 3181 (REI)

Agent Comments



Price: \$422,500

Method: Private Sale

Date: 24/01/2020

Property Type: Apartment



3/48 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$415,000

Method: Auction Sale

Date: 14/09/2019

Rooms: 2

Property Type: Apartment



18/43 Caroline St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$390,000

Method: Auction Sale

Date: 07/09/2019

Rooms: 2

Property Type: Apartment