

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

502/8 GARDEN STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

209/8 GARDEN STREET SOUTH YARRA VIC 3141	\$680,000	26-Dec-23
1913/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$700,000	18-Jun-23
1512/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$699,000	19-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 30 January 2024

Linna Qiang

M 0468530168

E linna@gemrealty.com.au



**209/8 GARDEN STREET SOUTH
YARRA VIC 3141**

Sold Price

^{RS}

\$680,000

Sold Date

26-Dec-23

 2  2  1

Distance

0km



**1913/229 TOORAK ROAD SOUTH
YARRA VIC 3141**

Sold Price

\$700,000

Sold Date

18-Jun-23

 2  2  1

Distance

0.51km



**1512/229 TOORAK ROAD SOUTH
YARRA VIC 3141**

Sold Price

\$699,000

Sold Date

19-Dec-23

 2  2  1

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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