

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

20/41 Park Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$599,000

Property Type Unit

Suburb South Yarra

Period - From 01/01/2020

to 31/03/2020

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	12/77 Park St SOUTH YARRA 3141	\$426,000	15/11/2019
2	4/51 Murphy St SOUTH YARRA 3141	\$425,000	29/02/2020
3	12/47 Marne St SOUTH YARRA 3141	\$421,500	18/03/2020

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:

13/05/2020 17:09



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
March quarter 2020: \$599,000

Comparable Properties



12/77 Park St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$426,000
Method: Sold Before Auction
Date: 15/11/2019
Rooms: 2
Property Type: Apartment



4/51 Murphy St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$425,000
Method: Auction Sale
Date: 29/02/2020
Rooms: 2
Property Type: Apartment



12/47 Marne St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$421,500
Method: Sold Before Auction
Date: 18/03/2020
Property Type: Apartment