

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

6/20 Arthur Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,180,000

Property Type

Townhouse

Suburb

South Yarra

Period - From

15/07/2023

to

14/07/2024

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	8/17 Como Av SOUTH YARRA 3141	\$1,160,000	15/06/2024
2	17/723 Orrong Rd TOORAK 3142	\$1,027,500	08/02/2024
3	11/28 Tivoli Pl SOUTH YARRA 3141	\$1,009,998	01/02/2024

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:

15/07/2024 10:20



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



8/17 Como Av SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,160,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Townhouse (Res)



17/723 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$1,027,500

Method: Sold Before Auction

Date: 08/02/2024

Property Type: Unit



11/28 Tivoli Pl SOUTH YARRA 3141 (VG)

Agent Comments

2 - -

Price: \$1,009,998

Method: Sale

Date: 01/02/2024

Property Type: Townhouse (Conjoined)