

# 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

10/4a Gordon Grove, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$710,000

&

\$760,000

### Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2021

to

30/06/2022

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	23/30 Mona PI SOUTH YARRA 3141	\$720,000	24/05/2022
2	36/30 Murphy St SOUTH YARRA 3141	\$700,000	02/03/2022
3	12/2a Davidson St SOUTH YARRA 3141	\$650,000	08/04/2022

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:

11/08/2022 14:56



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**23/30 Mona PI SOUTH YARRA 3141 (REI)**

Agent Comments

2 1 1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 24/05/2022

**Property Type:** Apartment



**36/30 Murphy St SOUTH YARRA 3141 (REI/VG)** Agent Comments

2 1 1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 02/03/2022

**Property Type:** Unit



**12/2a Davidson St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 08/04/2022

**Property Type:** Apartment