### 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										
Range betweer	\$710,000		&		\$760,000					
Median sale p	rice									
Median price	\$640,000	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	01/07/2021	to	30/06/2022		So	urce	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.

Add	dress 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



## BigginScott<sup>\*</sup>





Property Type: Apartment Agent Comments James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$710,000 - \$760,000 Median Unit Price Year ending June 2022: \$640,000

# **Comparable Properties**



23/30 Mona PI SOUTH YARRA 3141 (REI)



Price: \$720,000 Method: Private Sale Date: 24/05/2022 Property Type: Apartment



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



Price: \$700,000 Method: Private Sale Date: 02/03/2022 Property Type: Unit



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



Price: \$650,000 Method: Private Sale Date: 08/04/2022 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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Agent Comments

Agent Comments