Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |8/51 Murphy Street, South Yarra Vic 3141

Indicative selling price .

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

Single price \$429,000

Median sale price

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Median price	\$640,000	Pro	perty Type Uni	t		Suburb	South Yarra
Period - From	01/10/2020	to	30/09/2021	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	5/41 Murray St PRAHRAN 3181	\$420,500	04/08/2021
2	8/42 Powell St SOUTH YARRA 3141	\$420,000	08/09/2021
3	15/43 Caroline St SOUTH YARRA 3141	\$420,000	04/11/2021

OR

B*_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/11/2021 09:59



WE DELIVER ... Biggin Scott





Property Type: Apartment **Land Size:** 42 sqm approx Agent Comments Phoebe Hnarakis 9520 9020 0433 222 453 phnarakis@bigginscott.com.au

Indicative Selling Price \$429,000 Median Unit Price Year ending September 2021: \$640,000

Comparable Properties



5/41 Murray St PRAHRAN 3181 (REI/VG)



Price: \$420,500 Method: Private Sale Date: 04/08/2021 Property Type: Apartment Agent Comments



8/42 Powell St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$420,000 Method: Private Sale Date: 08/09/2021 Property Type: Apartment

15/43 Caroline St SOUTH YARRA 3141 (REI) Age



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Agent Comments

Price: \$420,000 Method: Private Sale Date: 04/11/2021 Property Type: Apartment

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



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