

# 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 Unit 402 /60 Garden Street, 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)

Price Range

\$120,000

&

\$130,000

### Median sale price

Median price

\$575,000

Property Type

Apartment

Suburb

South Yarra (3141)

Period - From

01/05/2023

to

30/04/2023

Source

Core Logic

### Comparable property sales

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
15/42 PORTER STREET, PRAHRAN VIC 3181	\$138,000	14/03/2023
406/60 GARDEN STREET, SOUTH YARRA VIC 3141	\$122,000	22/02/2023
404/42 PORTER STREET, PRAHRAN VIC 3181	\$130,000	29/11/2023

This Statement of Information was prepared on: 30/06/2023