

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

24/33 Murphy Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$825,000 & \$875,000

Median sale price

Median price \$637,250

Property Type Unit

Suburb South Yarra

Period - From 01/04/2020

to 31/03/2021

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	10/49 Kensington Rd SOUTH YARRA 3141	\$780,000	08/05/2021
2	5/35-37 Bromby St SOUTH YARRA 3141	\$852,500	01/05/2021
3	18/117 Caroline St SOUTH YARRA 3141	\$886,200	14/04/2021

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:

23/06/2021 15:42



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Property Type:
Agent Comments

Indicative Selling Price

\$825,000 - \$875,000

Median Unit Price

Year ending March 2021: \$637,250

Comparable Properties



10/49 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$780,000

Method: Private Sale

Date: 08/05/2021

Property Type: Apartment



5/35-37 Bromby St SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  -

Price: \$852,500

Method: Auction Sale

Date: 01/05/2021

Property Type: Apartment



18/117 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$886,200

Method: Sold Before Auction

Date: 14/04/2021

Property Type: Apartment