

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

102/8 GARDEN STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

305/5 WILSON STREET SOUTH YARRA VIC 3141	\$600,000	24-Apr-24
222/32 BRAY STREET SOUTH YARRA VIC 3141	\$620,000	15-Jun-24
1816/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$650,000	15-May-24

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 6 months.~~

This Statement of Information was prepared on: 14 September 2024



**305/5 WILSON STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$600,000** Sold Date **24-Apr-24**

Distance **0.04km**



**222/32 BRAY STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$620,000** Sold Date **15-Jun-24**

Distance **0.13km**



**1816/7 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$650,000** Sold Date **15-May-24**

Distance **0.6km**



**207/38 CUNNINGHAM STREET
SOUTH YARRA VIC 3141**

2 1 1

Sold Price **\$600,000** Sold Date **18-Apr-24**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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