

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

110/6 MURPHY 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

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2022

to

31 May 2023

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

104/52 DARLING STREET SOUTH YARRA VIC 3141	\$345,000	21-Feb-23
1014/14 CLAREMONT STREET SOUTH YARRA VIC 3141	\$360,000	07-Feb-23
12/37-41 MARGARET STREET SOUTH YARRA VIC 3141	\$320,000	12-Mar-23

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: 22 June 2023



104/52 DARLING STREET SOUTH
YARRA VIC 3141

1
 -
 1

Sold Price

\$345,000

Sold Date

21-Feb-23

Distance

0.37km



1014/14 CLAREMONT STREET
SOUTH YARRA VIC 3141

1
 1
 1

Sold Price

\$360,000

Sold Date

07-Feb-23

Distance

0.3km



12/37-41 MARGARET STREET
SOUTH YARRA VIC 3141

1
 1
 1

Sold Price

\$320,000

Sold Date

12-Mar-23

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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