

# 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 1/40-42 Marne Street, South Yarra VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single amount \$926,500

### Median sale price

Median price \$620,000

Property type Unit

Suburb South Yarra

Period - From 01/10/2022

to

31/12/2022

Source REIV

### Comparable property sales

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
411/11-21 Marne Street, South Yarra	\$950,000	09/12/2022
15/33 Murphy Street, South Yarra	\$995,000	19/11/2022
4/16 Goodwood Street, Richmond	\$858,999	19/08/2022

This Statement of Information was prepared on: 15 February 2023