

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

7/20 Surrey Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$400,000

Median sale price

Median price \$548,500

Property Type Unit

Suburb South Yarra

Period - From 11/12/2023

to 10/12/2024

Source Property Data

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	2/12 William St SOUTH YARRA 3141	\$440,000	12/10/2024
2	10/8 Motherwell St SOUTH YARRA 3141	\$450,000	21/09/2024
3	7/48 Cromwell Rd SOUTH YARRA 3141	\$435,000	02/07/2024

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:

11/12/2024 15:41



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000

Median Unit Price

11/12/2023 - 10/12/2024: \$548,500

Comparable Properties



2/12 William St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 -

Price: \$440,000

Method: Auction Sale

Date: 12/10/2024

Property Type: Apartment



10/8 Motherwell St SOUTH YARRA 3141 (VG)

Agent Comments

1 - -

Price: \$450,000

Method: Sale

Date: 21/09/2024

Property Type: Strata Unit/Flat



7/48 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$435,000

Method: Private Sale

Date: 02/07/2024

Property Type: Unit

Account - Atria Real Estate