## 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
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Single price \$400,000

#### Median sale price

Median price	\$548,500	Pro	perty Type Unit	:	Suburb	South Yarra
Period - From	11/12/2023	to	10/12/2024	Sourc	e 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.

Ado	dress 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





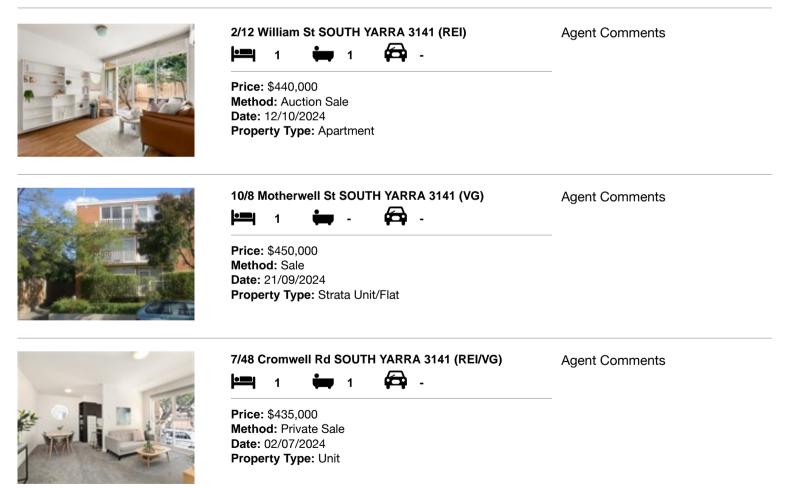




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$400,000 Median Unit Price 11/12/2023 - 10/12/2024: \$548,500

# **Comparable Properties**



#### Account - Atria Real Estate



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