

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 307 / 8 MURPHY STREET, SOUTH YARRA VIC 3141

Indicative selling price

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

Single Price: \$1,500,000

Median sale price

Median price \$673,250 Property type Apartment Suburb SOUTH YARRA VIC 3141
Period - From 28/04/2019 to 28/04/2020 Source www.realestate.com.au

Comparable property sales

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. 5/59 Darling Street, South Yarra Vic 3141	\$1,510,000	30/11/2019
2. 24/61 Darling Street, South Yarra Vic 3141	\$1,525,000	21/02/2020
3. 7/37 Ralston Street, South Yarra Vic 3141	\$1,620,000	22/11/2019

This Statement of Information was prepared on: 13/05/2020