

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

107/20 Garden Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$275,000

Median sale price

Median price

\$643,250

Property Type

Unit

Suburb

South Yarra

Period - From

14/12/2020

to

13/12/2021

Source

REIV

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	103/3 Clara St SOUTH YARRA 3141	\$285,000	14/07/2021
2	415/31 Malcolm St SOUTH YARRA 3141	\$280,000	01/09/2021
3	19/2 Jessamine Av PRAHRAN 3181	\$280,000	27/07/2021

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:

14/12/2021 11:30



1 -

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$275,000

Median Unit Price
14/12/2020 - 13/12/2021: \$643,250

Comparable Properties



103/3 Clara St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$285,000
Method: Private Sale
Date: 14/07/2021
Property Type: Apartment



415/31 Malcolm St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$280,000
Method: Private Sale
Date: 01/09/2021
Property Type: Apartment



19/2 Jessamine Av PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$280,000
Method: Private Sale
Date: 27/07/2021
Property Type: Apartment