

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

1 / 8 MURPHY STREET, SOUTH YARRA VIC 3141

Indicative selling price

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

Range between:

\$2,700,000

&

\$2,900,000

Median sale price

Median price

\$1,260,000

Property type

Apartment

Suburb

SOUTH YARRA VIC 3141

Period - From

05/02/2019

to

05/02/2020

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. 2/12a Bruce Street, Toorak Vic 3142	\$2,800,000	30/11/2019
2. 5/16-18 Chambers Street, South Yarra Vic 3141	\$2,895,000	15/10/2019
3. 10/122-124 Anderson Street, South Yarra Vic 3141	\$2,950,000	30/11/2019

This Statement of Information was prepared on:

17/02/2020