

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

210/8 Garden Street South Yarra VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

305/25 Wilson Street South Yarra VIC 3141	\$420,000	04-Oct-21
605/1-3 Clara Street South Yarra VIC 3141	\$429,000	20-May-21
1606/229 Toorak Road South Yarra VIC 3141	\$420,000	30-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 18 October 2021



**305/25 Wilson Street South Yarra
VIC 3141**

Sold Price

^{RS} **\$420,000**

Sold Date

04-Oct-21

 1  1  1

Distance

0.11km



**605/1-3 Clara Street South Yarra
VIC 3141**

Sold Price

\$429,000

Sold Date

20-May-21

 1  1  1

Distance

0.22km



**1606/229 Toorak Road South Yarra
VIC 3141**

Sold Price

\$420,000

Sold Date

30-Apr-21

 1  1  1

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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