

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

UNIT 105/8 MURPHY STREET, SOUTH YARRA VIC 3141

Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price

\$570,000

Property type

UNIT

Suburb

SOUTH YARRA VIC 3141

Period - From

31/10/2018

to

31/10/2019

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
4/43 Clowes St SOUTH YARRA VIC 3141	\$1,096,000	26/07/2019
1/20 Airlie Bank La SOUTH YARRA VIC 3141	\$1,110,000	26/10/2019
11/39-41 Kensington Rd SOUTH YARRA VIC 3141	\$1,055,000	10/08/2019

This Statement of Information was prepared on:

25/11/2019