

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 50 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)

range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,212,500 Property type House Suburb South Yarra

Period - From 01/07/2019 to 30/09/2019 Source REIV

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 37a Green Street CREMORNE 3121	\$1,475,000	29/06/2019
2 1/4 Mary Street WINDSOR 3181	\$1,460,000	05/10/2019
3 79a Perth Street PRAHRAN 3181	\$1,450,000	31/08/2019

This Statement of Information was prepared on: 23/11/2019