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: 205 / 8 GARDEN STREET, SOUTH YARRA VIC 3141

Indicative selling price

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

Single Price: $699,500

Median sale price

Median price: $669,000 | Property type: Apartment | Suburb: SOUTH YARRA VIC 3141

Period - From: 17/12/2019 to: 17/12/2020 | 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. 1502/7 Yarra Street, South Yarra Vic 3141	$720,000	21/12/2020
2. 5/86 Cromwell Road, South Yarra Vic 3141	$731,000	28/11/2020
3. 2012/229 Toorak Road, South Yarra Vic 3141	$735,000	17/11/2020

This Statement of Information was prepared on: 09/02/2021