

# 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

105 / 6 MURPHY STREET, SOUTH YARRA VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$639,000

### Median sale price

Median price

\$657,500

Property type

Apartment

Suburb

SOUTH YARRA VIC 3141

Period - From

04/02/2020

to

04/02/2021

Source

[www.realestate.com.au](http://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. 306/52 Darling Street, South Yarra Vic 3141	\$640,000	19/02/2021
2. 2/47 Rockley Road, South Yarra Vic 3141	\$680,000	13/02/2021
3. 12/30 Mona Place, South Yarra Vic 3141	\$686,000	27/02/2021

This Statement of Information was prepared on:

03/03/2021