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	21/30 Murphy Street, South Yarra Vic 3141

Indicative selling price

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

Range between $670,000 & $720,000

Median sale price

Median price $585,000 Property Type Unit Suburb South Yarra

Period - From 19/07/2022 to 18/07/2023 Source REIV

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 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	3/12 Marne St SOUTH YARRA 3141	$715,000	25/01/2023
2	9/24 Mathoura Rd TOORAK 3142	$710,000	15/06/2023
3	11/30 Murphy St SOUTH YARRA 3141	$710,000	08/07/2023

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 six months.~~

This Statement of Information was prepared on: 19/07/2023 21:12

21/30 Murphy Street, South Yarra Vic 3141



2 | 1 | 1 Secure car space

Rooms: 5
Property Type: Apartment (Res)

Agent Comments

Indicative Selling Price
$670,000 - $720,000
Median Unit Price
19/07/2022 - 18/07/2023: $585,000

Comparable Properties



3/12 Marne St SOUTH YARRA 3141 (REI/VG)

2 | 1 | 1

Price: $715,000
Method: Private Sale
Date: 25/01/2023
Property Type: Apartment

Agent Comments



9/24 Mathoura Rd TOORAK 3142 (REI)

2 | 1 | 1

Price: $710,000
Method: Private Sale
Date: 15/06/2023
Property Type: Apartment

Agent Comments



11/30 Murphy St SOUTH YARRA 3141 (REI)

2 | 1 | 1

Price: $710,000
Method: Sold Before Auction
Date: 08/07/2023
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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