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	11/30 Murphy Street, South Yarra Vic 3141

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $581,250 Property Type Unit Suburb South Yarra

Period - From 15/06/2022 to 14/06/2023 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.

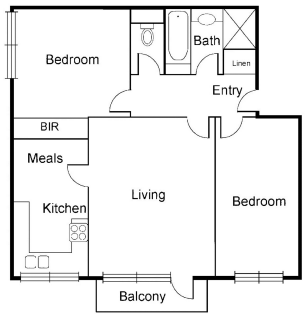
	Address of comparable property	Price	Date of sale
1	2/45 Albion St SOUTH YARRA 3141	$687,000	30/03/2023
2	12/45 Caroline St SOUTH YARRA 3141	$675,000	04/02/2023
3	1/34 Davis Av SOUTH YARRA 3141	$673,000	21/01/2023

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: 15/06/2023 14:48

11/30 Murphy Street, South Yarra Vic 3141



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Undercover secure car park on title

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
15/06/2022 - 14/06/2023: $581,250

Comparable Properties



2/45 Albion St SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $687,000
Method: Sold Before Auction
Date: 30/03/2023
Property Type: Unit

Agent Comments



12/45 Caroline St SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $675,000
Method: Auction Sale
Date: 04/02/2023
Property Type: Apartment

Agent Comments



1/34 Davis Av SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $673,000
Method: Private Sale
Date: 21/01/2023
Property Type: Apartment

Agent Comments

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

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