

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
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**Indicative selling price**

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

Single price 

\$1,690,000
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**Median sale price**

Median price 

\$2,280,500
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 House 

X
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 Unit 

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 Suburb 

South Yarra
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Period - From 

01/10/2017
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 to 

31/12/2017
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 Source 

REIV
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**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	45a Osborne St SOUTH YARRA 3141	\$1,830,000	13/02/2018
2	7 Macfarlan La SOUTH YARRA 3141	\$1,750,000	21/10/2017
3	6/435 Punt Rd SOUTH YARRA 3141	\$1,721,000	17/02/2018

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.



 3    3    2

**Rooms:** 8  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,690,000  
**Median House Price**  
December quarter 2017: \$2,280,500

## Comparable Properties



**45a Osborne St SOUTH YARRA 3141 (REI)**   **Agent Comments**

 3    2    -

**Price:** \$1,830,000  
**Method:** Private Sale  
**Date:** 13/02/2018  
**Rooms:** -  
**Property Type:** House (Res)



**7 Macfarlan La SOUTH YARRA 3141 (REI/VG)**   **Agent Comments**

 3    2    2

**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 153 sqm approx



**6/435 Punt Rd SOUTH YARRA 3141 (REI)**   **Agent Comments**

 3    2    1

**Price:** \$1,721,000  
**Method:** Auction Sale  
**Date:** 17/02/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)