

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1107/32 Bray Street, South Yarra, VIC 3141

INDICATIVE SELLING PRICE

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

Single Price \$360,000

MEDIAN SALE PRICE

Median price \$579,000 | Unit | South Yarra (3141)

Period - From 1 March 2017 to 28 February 2018 | Source - CoreLogic

COMPARABLE PROPERTY SALES

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
1101/32 BRAY STREET, SOUTH YARRA VIC 3141	\$349,000	31/01/2018
607/32 BRAY STREET, SOUTH YARRA VIC 3141	\$340,000	13/01/2018
710/32 BRAY STREET, SOUTH YARRA VIC 3141	\$312,000	22/11/2017