

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 1101/32 Bray Street, South Yarra, VIC 3141

Indicative selling price

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

Single Price \$340,000

Median sale price

Median price \$490,000 Property Type House Suburb South Yarra (3141)

Period - From 01/11/2018 to 01/11/2019 Source 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
218/8 DALY STREET, SOUTH YARRA VIC 3141	\$320,000	09/09/2019
914/14 CLAREMONT STREET, SOUTH YARRA VIC 3141	\$340,000	23/08/2019
605/3 YARRA STREET, SOUTH YARRA VIC 3141	\$345,000	25/10/2019

This Statement of Information was prepared on: 11/12/2019