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

312/4-10 Daly Street, South Yarra Vic 3141

Indicative selling price

| For the meaning of this | s price see cons | umer.vic.gov.au/u | nderquoting |
|-------------------------|------------------|-------------------|-------------|
|-------------------------|------------------|-------------------|-------------|

Single price \$438,000

Median sale price

| Median price | \$602,250 | Pro | perty Type Unit | t | Suburb | South Yarra |
|---------------|------------|-----|-----------------|-----|-----------|-------------|
| Period - From | 03/05/2020 | to | 02/05/2021 | Sou | Irce 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-----------|--------------|
| 1 | 305/154 Cremorne St CREMORNE 3121 | \$456,000 | 25/02/2021 |
| 2 | 6/2 King St PRAHRAN 3181 | \$455,000 | 12/03/2021 |
| 3 | 3/1 Lawson Gr SOUTH YARRA 3141 | \$400,000 | 27/03/2021 |

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:

03/05/2021 17:24









Rooms: 3 Property Type: Apartment Agent Comments

Indicative Selling Price \$438,000 **Median Unit Price** 03/05/2020 - 02/05/2021: \$602,250

Comparable Properties

305/154 Cremorne St CREMORNE 3121 (VG) Agent Comments **Len** 1

Price: \$456,000 Method: Sale Date: 25/02/2021 Property Type: Strata Unit/Flat

6/2 King St PRAHRAN 3181 (REI/VG)

Agent Comments





Price: \$455,000 Method: Private Sale Date: 12/03/2021 Property Type: Apartment

3/1 Lawson Gr SOUTH YARRA 3141 (REI)



Agent Comments



Price: \$400.000 Method: Auction Sale Date: 27/03/2021 Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.