

# 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 price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$438,000

### Median sale price

Median price

\$602,250

Property Type

Unit

Suburb

South Yarra

Period - From

03/05/2020

to

02/05/2021

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	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**



**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