

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	122/32 Bray Street, South Yarra Vic 3141
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Indicative selling price

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

Range between	\$520,000	&	\$560,000
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Median sale price

Median price	\$615,000	House		Unit	X	Suburb	South Yarra
Period - From	01/07/2017	to	30/06/2018	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	708/12 Yarra St SOUTH YARRA 3141	\$550,000	11/05/2018
2	202/28 Mount St PRAHRAN 3181	\$540,000	23/06/2018
3	812/32 Bray St SOUTH YARRA 3141	\$530,000	26/03/2018

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.

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Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

Year ending June 2018: \$615,000



2 2 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



708/12 Yarra St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 1 1

Price: \$550,000

Method: Private Sale

Date: 11/05/2018

Rooms: -

Property Type: Apartment

Land Size: 2239 sqm approx



202/28 Mount St PRAHRAN 3181 (REI/VG) **Agent Comments**

2 1 1

Price: \$540,000

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: Apartment



812/32 Bray St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 2 1

Price: \$530,000

Method: Private Sale

Date: 26/03/2018

Rooms: -

Property Type: Apartment