

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

512/32 Bray Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$479,000

Median sale price

Median price

\$632,500

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2019

to

31/03/2020

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	412/35 Malcolm St SOUTH YARRA 3141	\$485,000	03/07/2020
2	915/74 Queens Rd MELBOURNE 3004	\$485,000	14/05/2020
3	401/35 Malcolm St SOUTH YARRA 3141	\$460,000	03/03/2020

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:

06/07/2020 09:24



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$479,000

Median Unit Price
Year ending March 2020: \$632,500

Comparable Properties



412/35 Malcolm St SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 1

Price: \$485,000
Method: Private Sale
Date: 03/07/2020
Property Type: Apartment



915/74 Queens Rd MELBOURNE 3004 (REI) **Agent Comments**

2 1 1

Price: \$485,000
Method: Private Sale
Date: 14/05/2020
Rooms: 4
Property Type: Apartment



401/35 Malcolm St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 1 1

Price: \$460,000
Method: Private Sale
Date: 03/03/2020
Rooms: 3
Property Type: Apartment