## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address |512/32 Bray Street, South Yarra Vic 3141

#### Indicative selling price .

For the meaning of	f this price see co	onsumer.vic.gov.au/underquoti	ng
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Single price \$479,000

#### Median sale price

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Median price	\$632,500	Pro	perty Type Unit	t		Suburb	South Yarra
Period - From	01/04/2019	to	31/03/2020	Soi	urce	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	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 comparableproperties 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



## WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





**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



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



915/74 Queens Rd MELBOURNE 3004 (REI)



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



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



**6** 1

Agent Comments

Agent Comments

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

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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.