

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

1112/8 Daly Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$460,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2024

to 30/06/2024

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	1425/8 Daly St SOUTH YARRA 3141	\$523,000	05/08/2024
2	115/8 Daly St SOUTH YARRA 3141	\$520,000	29/04/2024
3	709/8 Daly St SOUTH YARRA 3141	\$500,000	23/04/2024

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:

27/08/2024 16:24



Property Type:
Agent Comments

Indicative Selling Price
\$460,000
Median Unit Price
June quarter 2024: \$530,000

Comparable Properties



1425/8 Daly St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$523,000
Method: Private Sale
Date: 05/08/2024
Property Type: Apartment

115/8 Daly St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$520,000
Method: Sale
Date: 29/04/2024
Property Type: Strata Unit/Flat



709/8 Daly St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 23/04/2024
Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255