

## 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

905/32 BRAY 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) (\*Delete single price or range as applicable)

Single Price

\$229,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

### 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 6 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

311/32 BRAY STREET SOUTH YARRA VIC 3141	\$229,000	14-Nov-22
503/32 BRAY STREET SOUTH YARRA VIC 3141	\$205,000	24-Nov-22

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 6 months.

This Statement of Information was prepared on: 09 January 2023



**311/32 BRAY STREET SOUTH  
YARRA VIC 3141**

 1  1  -

Sold Price **\$229,000** Sold Date **14-Nov-22**

Distance **0km**



**503/32 BRAY STREET SOUTH  
YARRA VIC 3141**

 1  1  -

Sold Price **\$205,000** Sold Date **24-Nov-22**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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