

# 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

213/4 Daly 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)

Single price \$450,000

### 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	329/555 St Kilda Rd MELBOURNE 3004	\$440,500	19/08/2024
2	5/14-16 Macquarie St PRAHRAN 3181	\$415,000	31/05/2024
3	109/20 Garden St SOUTH YARRA 3141	\$450,000	20/05/2024

**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:

07/10/2024 13:20



Property Type:

Agent Comments

## Comparable Properties



329/555 St Kilda Rd MELBOURNE 3004  
(REI/VG)

Agent Comments



Price: \$440,500

Method: Private Sale

Date: 19/08/2024

Property Type: Unit



5/14-16 Macquarie St PRAHRAN 3181 (REI)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 31/05/2024

Property Type: Apartment



109/20 Garden St SOUTH YARRA 3141  
(REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 20/05/2024

Property Type: Apartment