

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

424/8 DALY STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2022

to

30 Apr 2023

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

1313/3 YARRA STREET SOUTH YARRA VIC 3141	\$550,000	24-Feb-23
111/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$536,000	31-Jan-23
1005/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$585,000	21-Feb-23

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: 04 May 2023

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**1313/3 YARRA STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$550,000** Sold Date **24-Feb-23**

Distance **0.16km**



**111/229 TOORAK ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$536,000** Sold Date **31-Jan-23**

Distance **0.12km**



**1005/229 TOORAK ROAD SOUTH
YARRA VIC 3141**

2 1 1

Sold Price ^{RS} **\$585,000** Sold Date **21-Feb-23**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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