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	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$440,000		&		\$460,000			
Median sale p	rice							
Median price	\$574,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/10/2023	to	30/09/2024		So	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.

Ado	dress of comparable property	Price	Date of sale
1	1202/8 Daly St SOUTH YARRA 3141	\$460,000	16/12/2024
2	28/321 Chapel St PRAHRAN 3181	\$430,000	13/12/2024
3	213/8 Daly St SOUTH YARRA 3141	\$425,000	18/11/2024

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:

14/01/2025 13:31









Property Type: Agent Comments

Indicative Selling Price \$440,000 - \$460,000 **Median Unit Price** Year ending September 2024: \$574,000

Comparable Properties



Price: \$460.000 Method: Private Sale Date: 16/12/2024 Property Type: Apartment

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28/321 Chapel St PRAHRAN 3181 (REI)

1202/8 Daly St SOUTH YARRA 3141 (REI)

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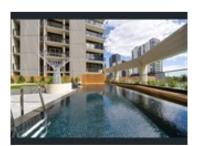
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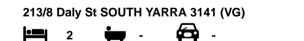
Agent Comments

Agent Comments





Method: Private Sale Date: 13/12/2024 Land Size: 79 sqm approx



Agent Comments



Account - Little Real Estate | P: 07 3037 0255



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