

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

323/8 Daly Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$574,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2023

to 30/09/2024

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	610/35 Malcolm St SOUTH YARRA 3141	\$630,000	16/09/2024
2	903/8 Daly St SOUTH YARRA 3141	\$650,000	04/07/2024
3	222/32 Bray St SOUTH YARRA 3141	\$620,000	15/06/2024

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:

11/10/2024 16:06



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$625,000
Median Unit Price
Year ending September 2024: \$574,000

Comparable Properties



610/35 Malcolm St SOUTH YARRA 3141 (REI) **Agent Comments**

2 2 1

Price: \$630,000
Method: Private Sale
Date: 16/09/2024
Property Type: Apartment



903/8 Daly St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 2 1

Price: \$650,000
Method: Private Sale
Date: 04/07/2024
Property Type: Apartment



222/32 Bray St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 2 1

Price: \$620,000
Method: Auction Sale
Date: 15/06/2024
Rooms: 4
Property Type: Apartment