

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1602/8 Daly Street, South Yarra VIC 3141

Indicative selling price

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

Range between \$520,000 & \$540,000

Median sale price

Median price \$655,000 House ☐ Unit ☒ Suburb South Yarra
Period - From 15/10/2017 to 15/10/2018 Source REIV propertydata.com.au

Comparable property sales

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
209/12 Yarra Street, South Yarra	\$540,000	05/09/2018
912/50 Claremont Street, South Yarra	\$525,000	03/10/2018
206/12 Yarra Street, South Yarra	\$542,000	03/09/2018