

## 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

407/32 BRAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2023

to

31 Oct 2024

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

710/32 BRAY STREET SOUTH YARRA VIC 3141	\$320,000	22-Feb-24
406/20 GARDEN STREET SOUTH YARRA VIC 3141	\$350,000	10-Jul-24
204/3 CLARA STREET SOUTH YARRA VIC 3141	\$340,000	17-Jan-24

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 November 2024

# SHORELINE

REAL ESTATE

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**710/32 BRAY STREET SOUTH  
YARRA VIC 3141**

 1  1  1

Sold Price **\$320,000** Sold Date **22-Feb-24**

Distance **0.01km**



**406/20 GARDEN STREET SOUTH  
YARRA VIC 3141**

 1  1  -

Sold Price **\$350,000** Sold Date **10-Jul-24**

Distance **0.14km**



**204/3 CLARA STREET SOUTH  
YARRA VIC 3141**

 1  1  1

Sold Price **\$340,000** Sold Date **17-Jan-24**

Distance **0.3km**

RS = Recent sale      UN = Undisclosed Sale

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