

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address	319/32 Bray Street, South Yarra Vic 3141
Including suburb and postcode	

Indicative selling price

Property offered for sale

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

Single price \$540,000

Median sale price

Median price	\$608,000	Hou	ıse	Unit)	X		Suburb	South Yarra
Period - From	01/10/2017	to	31/12/2017		5	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.

Add	dress of comparable property	Price	Date of sale
1	1012/50 Claremont St SOUTH YARRA 3141	\$547,000	08/01/2018
2	2/15 Rockley Rd SOUTH YARRA 3141	\$542,000	24/11/2017
3	616/32 Bray St SOUTH YARRA 3141	\$520,000	06/10/2017

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.











Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$540,000 Median Unit Price December quarter 2017: \$608,000

Comparable Properties



1012/50 Claremont St SOUTH YARRA 3141

(REI)

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Price: \$547,000 Method: Private Sale Date: 08/01/2018

Rooms: 3

Property Type: Apartment

Agent Comments



2/15 Rockley Rd SOUTH YARRA 3141 (REI)

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Price: \$542,000 Method: Private Sale Date: 24/11/2017 Rooms: -

Property Type: Apartment

Agent Comments



616/32 Bray St SOUTH YARRA 3141 (REI)

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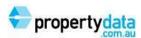
Price: \$520,000 Method: Private Sale Date: 06/10/2017 Rooms: 3

Property Type: Apartment

Agent Comments

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