

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

821/32 Bray Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$310,000 & \$335,000

Median sale price

Median price \$592,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 31/03/2024 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	4/112 Punt Rd WINDSOR 3181	\$330,000	13/05/2024
2	710/32 Bray St SOUTH YARRA 3141	\$320,000	21/02/2024
3	916/8 Daly St SOUTH YARRA 3141	\$310,000	19/04/2024

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:

27/05/2024 15:29



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Property Type: Apartment
Land Size: 1891 sqm approx
Agent Comments

Indicative Selling Price
\$310,000 - \$335,000
Median Unit Price
Year ending March 2024: \$592,000

Comparable Properties



4/112 Punt Rd WINDSOR 3181 (REI)

Agent Comments

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Price: \$330,000
Method: Private Sale
Date: 13/05/2024
Property Type: Unit



710/32 Bray St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$320,000
Method: Private Sale
Date: 21/02/2024
Property Type: Unit



916/8 Daly St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$310,000
Method: Private Sale
Date: 19/04/2024
Property Type: Apartment

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