#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

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	Range between	\$310,000	&	\$335,000
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#### Median sale price

Median price	\$592,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/04/2023	to	31/03/2024	So	ource	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)

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

**Agent Comments** 



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



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

Agent Comments



916/8 Daly St SOUTH YARRA 3141 (REI)



Price: \$310.000 Method: Private Sale Date: 19/04/2024

Property Type: Apartment

Agent Comments

Account - 11 North | P: 1300 353 836





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