



2
 1
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$520,000

Median Unit Price
 March quarter 2017: \$599,500

Comparable Properties



109/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments

2
 1
 1

Price: \$530,000
Method: Auction Sale
Date: 21/05/2017
Rooms: 3
Property Type: Apartment



10/144 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2
 1
 1

Price: \$527,500
Method: Private Sale
Date: 28/12/2016
Rooms: -
Property Type: Apartment



16/119-125 Wellington St ST KILDA 3182 (REI)

Agent Comments

2
 1
 2

Price: \$506,000
Method: Auction Sale
Date: 11/02/2017
Rooms: 3
Property Type: Apartment

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

108/32 Bray Street, South Yarra Vic 3141

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$520,000

Median sale price

Median price \$599,500

Unit X

Suburb South Yarra

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
109/32 Bray St SOUTH YARRA 3141	\$530,000	21/05/2017
10/144 Alma Rd ST KILDA EAST 3183	\$527,500	28/12/2016
16/119-125 Wellington St ST KILDA 3182	\$506,000	11/02/2017