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 | 1716/8 Daly Street, South Yarra Vic 3141 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$320,000 | & | \$345,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$596,000 | Pro | perty Type | Unit | | Suburb | South Yarra |
|---------------|------------|-----|------------|------|-------|--------|-------------|
| Period - From | 01/01/2023 | to | 31/12/2023 | s | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------------|-----------|--------------|
| 1 | 1102/50 Claremont St SOUTH YARRA 3141 | \$345,000 | 31/07/2023 |
| 2 | 809/7 Yarra St SOUTH YARRA 3141 | \$335,000 | 21/09/2023 |
| 3 | 1009/7 Claremont St SOUTH YARRA 3141 | \$320,000 | 10/10/2023 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 23/01/2024 15:22 |
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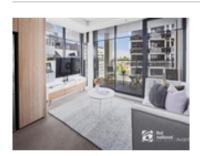




Property Type: Agent Comments

Indicative Selling Price \$320,000 - \$345,000 **Median Unit Price** Year ending December 2023: \$596,000

Comparable Properties



1102/50 Claremont St SOUTH YARRA 3141

(REI/VG) **1**

Price: \$345,000 Method: Private Sale Date: 31/07/2023

Property Type: Apartment

Agent Comments



809/7 Yarra St SOUTH YARRA 3141 (REI/VG)



Price: \$335,000 Method: Private Sale Date: 21/09/2023

Property Type: Apartment Land Size: 43 sqm approx Agent Comments



1009/7 Claremont St SOUTH YARRA 3141

(REI/VG) 1





Price: \$320,000 Method: Private Sale Date: 10/10/2023

Property Type: Apartment

Agent Comments

Account - Gem Realty



