Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 822/8 Daly Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$345,000		&		\$365,000					
Median sale pi	rice									
Median price	\$592,000	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	12/271a Williams Rd SOUTH YARRA 3141	\$360,000	27/03/2024
2	6/211 Williams Rd SOUTH YARRA 3141	\$350,000	29/02/2024
3	1404/7 Yarra St SOUTH YARRA 3141	\$347,500	17/01/2024

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:

24/04/2024 16:15









Property Type: Agent Comments Indicative Selling Price \$345,000 - \$365,000 Median Unit Price Year ending March 2024: \$592,000

Comparable Properties





12/271a Williams Rd SOUTH YARRA 3141 (REI)



Price: \$360,000 Method: Private Sale Date: 27/03/2024 Property Type: Apartment

6/211 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments

Agent Comments



Price: \$350,000 Method: Private Sale Date: 29/02/2024 Property Type: Apartment

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1404/7 Yarra St SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$347,500 Method: Private Sale Date: 17/01/2024 Property Type: Apartment

Account - Gem Realty



propertydata

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