

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

709/8 DALY STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 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

47/5-9 FULTON STREET ST KILDA EAST VIC 3183	\$500,000	09-Feb-24
8/132 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$500,000	20-Sep-23
26 SOUTHGATE AVENUE SOUTHBANK VIC 3006	\$500,000	16-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 18 March 2024



**47/5-9 FULTON STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

\$500,000

Sold Date **09-Feb-24**

Distance **2.63km**



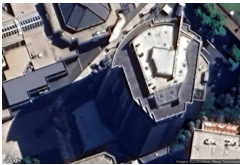
**8/132 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

2 1 1

Sold Price

Sold Date **20-Sep-23**

Distance **2.67km**



**26 SOUTHGATE AVENUE
SOUTHBANK VIC 3006**

2 1 1

Sold Price

Sold Date **16-Dec-23**

Distance **3.1km**

RS = Recent sale

UN = Undisclosed Sale

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