

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 211/32 Bray Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$300,000

Median sale price

Median price \$655,000 House Unit X Suburb South Yarra

Period - From 01/04/2018 to 30/06/2018 Source 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	821/32 Bray St SOUTH YARRA 3141	\$310,000	14/08/2018
2	123/32 Bray St SOUTH YARRA 3141	\$310,000	23/05/2018
3	4/1 Lumley Ct PRAHRAN 3181	\$295,000	31/07/2018

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.



Rooms:
Property Type: Strata Unit/Flat
 Agent Comments

Indicative Selling Price
 \$300,000
Median Unit Price
 June quarter 2018: \$655,000

Comparable Properties



821/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 14/08/2018
Rooms: -
Property Type: Apartment



123/32 Bray St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 23/05/2018
Rooms: 2
Property Type: Apartment
Land Size: 1891 sqm approx



4/1 Lumley Ct PRAHRAN 3181 (REI)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 31/07/2018
Rooms: -
Property Type: Apartment