

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

219/8 Daly Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$338,000

&

\$348,000

Median sale price

Median price \$596,000

Property Type Unit

Suburb South Yarra

Period - From 01/01/2023

to 31/12/2023

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	6/211 Williams Rd SOUTH YARRA 3141	\$350,000	29/02/2024
2	1404/7 Yarra St SOUTH YARRA 3141	\$347,500	17/01/2024
3	15/5a Powell St SOUTH YARRA 3141	\$341,250	12/10/2023

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:

03/04/2024 16:24



Property Type:

Agent Comments

Indicative Selling Price

\$338,000 - \$348,000

Median Unit Price

Year ending December 2023: \$596,000

Comparable Properties



6/211 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 29/02/2024

Property Type: Apartment



1404/7 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$347,500

Method: Private Sale

Date: 17/01/2024

Property Type: Apartment



15/5a Powell St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$341,250

Method: Auction Sale

Date: 12/10/2023

Property Type: Apartment

Account - Gem Realty