

# 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

705/32 Bray St, South Yarra VIC 3141

### Indicative selling price

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

Single price

250,000

or range between

### Median sale price

Median price

\$591,000

Property type

Unit

Suburb

South Yarra

Period - From

01/04/2023

to

30/06/2023

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 |
|-------------------------------------------|-----------|--------------|
| 423/32 Bray Street, South Yarra, Vic 3141 | \$255,500 | 22 Jul 2023  |
| 310/32 Bray Street, South Yarra, Vic 3141 | \$240,000 | 21 Jul 2023  |
| 523/32 Bray Street, South Yarra, Vic 3141 | \$238,000 | 17 May 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:

23/08/2023 11:00