

## 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

709/32 BRAY STREET 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

\$559,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2023

to

31 Jul 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

1108/32 BRAY STREET SOUTH YARRA VIC 3141	\$590,000	24-Jun-24
1310/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$578,000	04-Jun-24
2011/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$600,000	31-Jan-24

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: 15 August 2024

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**1108/32 BRAY STREET SOUTH  
 YARRA VIC 3141**

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Sold Price <sup>RS</sup> **\$590,000** Sold Date **24-Jun-24**

Distance **0km**



**1310/229 TOORAK ROAD SOUTH  
 YARRA VIC 3141**

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Sold Price **\$578,000** Sold Date **04-Jun-24**

Distance **0.65km**



**2011/229 TOORAK ROAD SOUTH  
 YARRA VIC 3141**

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Sold Price **\$600,000** Sold Date **31-Jan-24**

Distance **0.65km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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