

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

811/32 BRAY STREET, SOUTH YARRA, VIC 3141

Indicative selling price

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

Single Price / Range

349,950

Median sale price

Median price

\$558,000

House

Unit

X

Suburb

SOUTH YARRA

Period

01 January 2017 to 31 March 2017

Source

pricefinder

Comparable property sales

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
1109/32 BRAY ST, SOUTH YARRA, VIC 3141	\$305,000	27/12/2016
1009/32 BRAY ST, SOUTH YARRA, VIC 3141	\$315,000	29/01/2017
807/32 BRAY ST, SOUTH YARRA, VIC 3141	\$340,000	20/02/2017