

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

418/8 Daly Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$385,000

&

\$395,000

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 | 6/4-6 Powell St SOUTH YARRA 3141 | \$396,000 | 13/11/2023 |
| 2 | 3/42 Nicholson St SOUTH YARRA 3141 | \$390,000 | 16/11/2023 |
| 3 | 16/43 Kensington Rd SOUTH YARRA 3141 | \$386,000 | 22/12/2023 |

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:

26/03/2024 19:19



Property Type:
Agent Comments

Indicative Selling Price
\$385,000 - \$395,000
Median Unit Price
Year ending December 2023: \$596,000

Comparable Properties



6/4-6 Powell St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$396,000
Method: Private Sale
Date: 13/11/2023
Property Type: Apartment

3/42 Nicholson St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 16/11/2023
Property Type: Apartment



16/43 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$386,000
Method: Private Sale
Date: 22/12/2023
Property Type: Apartment

Account - Gem Realty