# 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

423/8 Daly Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$590,000		&		\$620,000				
Median sale p	rice								
Median price	\$574,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	323/8 Daly St SOUTH YARRA 3141	\$600,000	15/11/2024
2	611/18 Claremont St SOUTH YARRA 3141	\$615,000	18/10/2024
3	1307/8 Daly St SOUTH YARRA 3141	\$592,000	02/07/2024

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:

21/11/2024 15:32



423/8 Daly Street, South Yarra Vic 3141



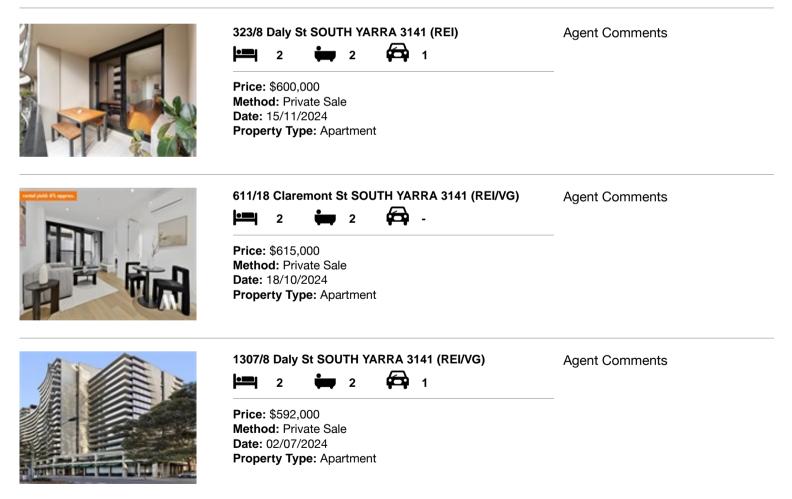




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$590,000 - \$620,000 Median Unit Price Year ending September 2024: \$574,000

# **Comparable Properties**



#### Account - Gem Realty



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