

# 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 919/32 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)

Range between \$390,000 & \$420,000

### Median sale price

Median price \$603,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2023 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	9/16 Lewisham Rd WINDSOR 3181	\$420,000	24/10/2023
2	12/41 Murray St PRAHRAN 3181	\$420,000	10/10/2023
3	1006/1 Clara St SOUTH YARRA 3141	\$410,000	21/12/2023

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: 30/01/2024 17:01



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1891 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$390,000 - \$420,000  
**Median Unit Price**  
December quarter 2023: \$603,750

## Comparable Properties



**9/16 Lewisham Rd WINDSOR 3181 (REI/VG)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 24/10/2023  
**Property Type:** Apartment



**12/41 Murray St PRAHRAN 3181 (REI/VG)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 10/10/2023  
**Property Type:** Apartment



**1006/1 Clara St SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$410,000  
**Method:** Sold Before Auction  
**Date:** 21/12/2023  
**Property Type:** Apartment

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