

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

809/32 Bray Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$631,500 Property Type Unit Suburb South Yarra

Period - From 31/05/2021 to 30/05/2022 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.

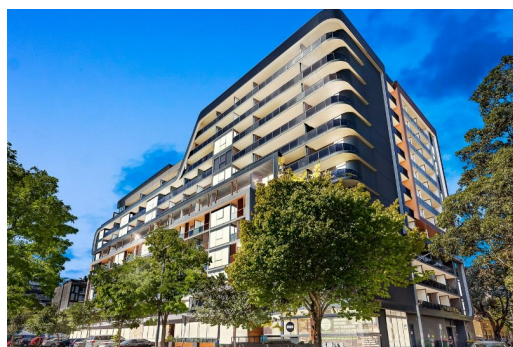
	Address of comparable property	Price	Date of sale
1	1707/7 Clarendon St SOUTH YARRA 3141	\$595,000	13/05/2022
2	1402/35 Malcolm St SOUTH YARRA 3141	\$560,000	19/03/2022
3	1001/2 Clarendon St SOUTH YARRA 3141	\$550,000	22/03/2022

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:

31/05/2022 13:46



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

31/05/2021 - 30/05/2022: \$631,500

Comparable Properties



1707/7 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$595,000

Method: Private Sale

Date: 13/05/2022

Property Type: Apartment



1402/35 Malcolm St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 19/03/2022

Property Type: Apartment



1001/2 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 -

Price: \$550,000

Method: Private Sale

Date: 22/03/2022

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140