

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

920/8 Daly Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$599,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2020

to

31/03/2020

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	215/8 Daly St SOUTH YARRA 3141	\$590,000	27/04/2020
2	1211/8-10 Daly St SOUTH YARRA 3141	\$518,250	16/04/2020
3	305/8 Daly St SOUTH YARRA 3141	\$510,000	31/01/2020

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:

09/06/2020 17:35



2 1 1

Property Type: Apartment

Land Size: 64 sqm approx

Agent Comments

Comparable Properties



215/8 Daly St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$590,000

Method: Private Sale

Date: 27/04/2020

Rooms: 3

Property Type: Apartment

Land Size: 3040 sqm approx



1211/8-10 Daly St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$518,250

Method: Private Sale

Date: 16/04/2020

Rooms: 3

Property Type: Apartment



305/8 Daly St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$510,000

Method: Private Sale

Date: 31/01/2020

Property Type: Unit