

## 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

305/8 Daly 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$538,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 6 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

1023/8 Daly Street South Yarra VIC 3141	\$540,000	29-Aug-19
107/8 Daly Street South Yarra VIC 3141	\$690,000	16-Sep-19
1403/8 Daly Street South Yarra VIC 3141	\$670,000	20-Jun-18

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 6 months.~~

This Statement of Information was prepared on: 28 November 2019



**1023/8 Daly Street South Yarra VIC 3141** Sold Price **\$540,000** Sold Date **29-Aug-19**

2 2 1

Distance -



**107/8 Daly Street South Yarra VIC 3141** Sold Price <sup>RS</sup> **\$690,000** Sold Date **16-Sep-19**

2 2 1

Distance -



**1403/8 Daly Street South Yarra VIC 3141** Sold Price **\$670,000** Sold Date **20-Jun-18**

2 2 1

Distance -

**RS** = Recent sale

**UN** = Undisclosed Sale

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