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

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single Price | | or range between | \$530,000 | & | \$560,000 | |
|--|----------|---------------------|-----------|---|-----------|--|
| n sale price e house or unit as app | licable) | | | | | |

| Median Price | \$538,500 | Prope | erty type Unit | | Unit | Suburb | South Yarra |
|--------------|-------------|-------|----------------|------|--------|--------|-------------|
| Period-from | 01 Nov 2018 | to | 31 Oct 2 | 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

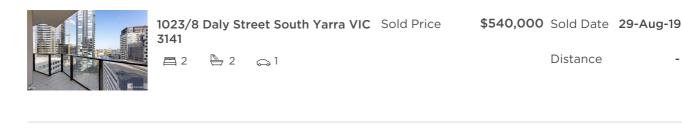


consumer.vic.gov.au

Hooker **City Residential** XH MENG M 0430808998 E cityresmelbourne@crhaus.com

Distance

-





^{RS}\$690,000 Sold Date 16-Sep-19 107/8 Daly Street South Yarra VIC Sold Price 3141 Distance 昌 2 2 🚔 ຸລ1



| 1403/8 Daly Street South Yarra VIC 3141 | | | Sold Price | \$670,000 | Sold Date | 20-Jun-18 | |
|---|---|------------|------------|-----------|-----------|-----------|---|
| 昌 2 | 2 | ⇔ 1 | | | | Distance | - |

RS = Recent sale UN = Undisclosed Sale

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