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

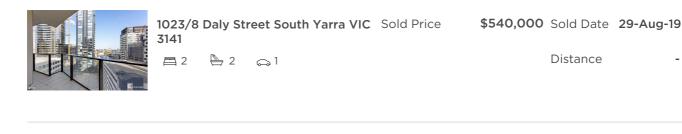


consumer.vic.gov.au

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

Distance

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^{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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