## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 813/32 Bray Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$280,000		&		\$290,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	08/03/2023	to	07/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	105/8 Bond St SOUTH YARRA 3141	\$290,000	10/01/2024
2	810/32 Bray St SOUTH YARRA 3141	\$280,000	10/11/2023
3	510/32 Bray St SOUTH YARRA 3141	\$280,000	22/09/2023

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:

08/03/2024 17:16









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$280,000 - \$290,000 Median Unit Price 08/03/2023 - 07/03/2024: \$580,000

# **Comparable Properties**



105/8 Bond St SOUTH YARRA 3141 (REI)



Price: \$290,000 Method: Private Sale Date: 10/01/2024 Property Type: Apartment Agent Comments



810/32 Bray St SOUTH YARRA 3141 (REI/VG) Agent Comments

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Price: \$280,000 Method: Private Sale Date: 10/11/2023 Property Type: Apartment



510/32 Bray St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$280,000 Method: Private Sale Date: 22/09/2023 Property Type: Apartment

#### Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504





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