

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

523/32 BRAY STREET SOUTH YARRA VIC 3141

Indicative selling price

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

Single Price

\$235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2022

to

30 Apr 2023

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

311/32 BRAY STREET SOUTH YARRA VIC 3141	\$229,000	14-Nov-22
905/32 BRAY STREET SOUTH YARRA VIC 3141	\$220,000	04-Feb-23
503/32 BRAY STREET SOUTH YARRA VIC 3141	\$205,000	24-Nov-22

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: 05 May 2023



**311/32 BRAY STREET SOUTH
YARRA VIC 3141**

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Sold Price **\$229,000** Sold Date **14-Nov-22**

Distance **0km**



**905/32 BRAY STREET SOUTH
YARRA VIC 3141**

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Sold Price **\$220,000** Sold Date **04-Feb-23**

Distance **0km**



**503/32 BRAY STREET SOUTH
YARRA VIC 3141**

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Sold Price **\$205,000** Sold Date **24-Nov-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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