

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

1218/8 DALY 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

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2022

to

30 Jun 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

1011/3 YARRA STREET SOUTH YARRA VIC 3141	\$305,000	30-May-23
1211/3 YARRA STREET SOUTH YARRA VIC 3141	\$345,000	03-Jun-23
413/31 MALCOLM STREET SOUTH YARRA VIC 3141	\$290,000	11-Jun-23

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 July 2023

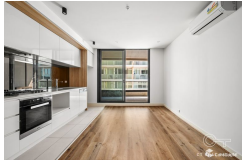


**1011/3 YARRA STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$305,000** Sold Date **30-May-23**

Distance **0.16km**



**1211/3 YARRA STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$345,000** Sold Date **03-Jun-23**

Distance **0.16km**



**413/31 MALCOLM STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$290,000** Sold Date **11-Jun-23**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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