

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

1817/8 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2022

to

31 Aug 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

1706/8 DALY STREET SOUTH YARRA VIC 3141	\$378,750	20-Sep-22
1218/8 DALY STREET SOUTH YARRA VIC 3141	\$300,000	05-Sep-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: 25 September 2023


**1706/8 DALY STREET SOUTH
YARRA VIC 3141**

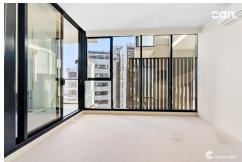
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Sold Price

\$378,750

Sold Date **20-Sep-22**

Distance

0km

**1218/8 DALY STREET SOUTH
YARRA VIC 3141**

 1
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  -

Sold Price

^{RS} **\$300,000**

Sold Date **05-Sep-23**

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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