

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

521/32 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

or range
between

\$220,000

&

\$242,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2023

to

30 Sep 2024

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

718/35 MALCOLM STREET SOUTH YARRA VIC 3141	265000	06-May-24
312/77 RIVER STREET SOUTH YARRA VIC 3141	235000	10-May-24
414/35 MALCOLM STREET SOUTH YARRA VIC 3141	260000	24-May-24

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: 03 October 2024



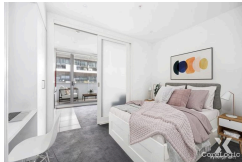
**718/35 MALCOLM STREET SOUTH
YARRA VIC 3141**

Sold Price

265000 Sold Date **06-May-24**

1 1 -

Distance -



**312/77 RIVER STREET SOUTH
YARRA VIC 3141**

Sold Price

235000 Sold Date **10-May-24**

1 1 -

Distance -



**414/35 MALCOLM STREET SOUTH
YARRA VIC 3141**

Sold Price

260000 Sold Date **24-May-24**

1 1 -

Distance -

RS = Recent sale UN = Undisclosed Sale

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