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

1011/32 Bray Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betwee	\$650,000		&		\$715,000			
Median sale p	rice							
Median price	\$595,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/04/2022	to	31/03/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	1913N/229 Toorak Rd SOUTH YARRA 3141	\$700,000	18/06/2023
2	613/15 Clifton St PRAHRAN 3181	\$690,000	21/04/2023
3	3/278 Domain Rd SOUTH YARRA 3141	\$659,000	21/06/2023

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:

11/07/2023 11:15







Property Type: Apartment Agent Comments

Indicative Selling Price \$650,000 - \$715,000 Median Unit Price Year ending March 2023: \$595,000

Comparable Properties



Price: \$700,000

1913N/229 Toorak Rd SOUTH YARRA 3141

Method: Private Sale Date: 18/06/2023 Property Type: Apartment

(REI)

613/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

Agent Comments





Price: \$690,000 Method: Private Sale Date: 21/04/2023 Property Type: Unit



3/278 Domain Rd SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$659,000 Method: Sold Before Auction Date: 21/06/2023 Property Type: Unit

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



propertydata

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