

## 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

1025/8 DALY STREET SOUTH YARRA VIC 3141

### Indicative selling price

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

Single Price

or range  
between

\$440,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2022

to

31 Oct 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

1201/8 DALY STREET SOUTH YARRA VIC 3141	\$450,000	18-Jul-23
1601/8 DALY STREET SOUTH YARRA VIC 3141	\$449,000	18-Jul-23
525/32 BRAY STREET SOUTH YARRA VIC 3141	\$460,000	23-Aug-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: 29 November 2023

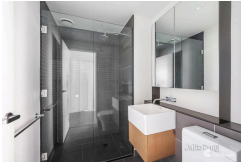


**1201/8 DALY STREET SOUTH  
YARRA VIC 3141**

2 1 -

Sold Price **\$450,000** Sold Date **18-Jul-23**

Distance **0km**



**1601/8 DALY STREET SOUTH  
YARRA VIC 3141**

2 1 -

Sold Price <sup>RS</sup> **\$449,000** <sup>UN</sup> Sold Date **18-Jul-23**

Distance **0km**



**525/32 BRAY STREET SOUTH  
YARRA VIC 3141**

2 1 1

Sold Price **\$460,000** Sold Date **23-Aug-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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