# 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

103/32 Bray Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$200,000		&		\$220,000					
Median sale pi	rice									
Median price	\$603,750	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	01/10/2023	to	31/12/2023		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	810/32 Bray St SOUTH YARRA 3141	\$280,000	10/11/2023
2	510/32 Bray St SOUTH YARRA 3141	\$280,000	22/09/2023
3	506/32 Bray St SOUTH YARRA 3141	\$212,000	07/11/2023

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:

25/01/2024 13:36









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$200,000 - \$220,000 Median Unit Price December quarter 2023: \$603,750

# **Comparable Properties**



810/32 Bray St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$280,000 Method: Private Sale Date: 10/11/2023 Property Type: Apartment



510/32 Bray St SOUTH YARRA 3141 (REI/VG) Ag

Agent Comments



Price: \$280,000 Method: Private Sale Date: 22/09/2023 Property Type: Apartment

506/32 Bray St SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$212,000 Method: Private Sale Date: 07/11/2023 Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455





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