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

1108/32 Bray Street, South Yarra Vic 3141

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|-------------|--|--|
| Range betweer | \$550,000 | | & | | \$585,000 | | | | | |
| Median sale p | rice | | | | | | | | | |
| Median price | \$552,250 | Pro | operty Type | Unit | | | Suburb | South Yarra | | |
| Period - From | 20/06/2023 | to | 19/06/2024 | | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-----------|--------------|
| 1 | 222/32 Bray St SOUTH YARRA 3141 | \$620,000 | 15/06/2024 |
| 2 | 302/42 Wilson St SOUTH YARRA 3141 | \$575,000 | 10/04/2024 |
| 3 | 322/32 Bray St SOUTH YARRA 3141 | \$530,000 | 11/04/2024 |

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:

20/06/2024 12:50









Property Type: Apartment/Unit Agent Comments

Indicative Selling Price \$550,000 - \$585,000 **Median Unit Price** 20/06/2023 - 19/06/2024: \$552,250

Comparable Properties



222/32 Bray St SOUTH YARRA 3141 (REI)



Price: \$620,000 Method: Auction Sale Date: 15/06/2024 Property Type: Apartment

Agent Comments

302/42 Wilson St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$575,000 Method: Private Sale Date: 10/04/2024 Property Type: Unit



322/32 Bray St SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$530.000 Method: Private Sale Date: 11/04/2024 Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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