

# 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

1203/8 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)

Single price \$660,000

### Median sale price

Median price \$591,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2023

to 30/06/2023

Source 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.

	Address of comparable property	Price	Date of sale
1	604/31 Grattan St PRAHRAN 3181	\$670,000	10/07/2023
2	1702/50 Claremont St SOUTH YARRA 3141	\$650,000	27/06/2023
3	1821/8 Daly St SOUTH YARRA 3141	\$632,000	06/03/2023

**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:

17/08/2023 14:31



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$660,000

**Median Unit Price**

June quarter 2023: \$591,000

## Comparable Properties



**604/31 Grattan St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$670,000

**Method:** Private Sale

**Date:** 10/07/2023

**Property Type:** Apartment

**1702/50 Claremont St SOUTH YARRA 3141 (VG)**

Agent Comments



**Price:** \$650,000

**Method:** Sale

**Date:** 27/06/2023

**Property Type:** Strata Unit/Flat

**1821/8 Daly St SOUTH YARRA 3141 (VG)**

Agent Comments



**Price:** \$632,000

**Method:** Sale

**Date:** 06/03/2023

**Property Type:** Strata Unit/Flat

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