

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

1216/8 DALY STREET SOUTH YARRA VIC 3141

Indicative selling price

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

Single Price

or range
between

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2023

to

30 Jun 2024

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

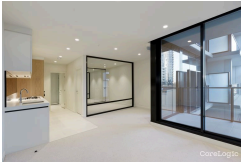
Date of sale

219/8 DALY STREET SOUTH YARRA VIC 3141	\$330,000	17-Apr-24
719/8 DALY STREET SOUTH YARRA VIC 3141	\$335,000	18-Feb-24
1716/8 DALY STREET SOUTH YARRA VIC 3141	\$325,000	14-Feb-24

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: 05 July 2024



**219/8 DALY STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$330,000** Sold Date **17-Apr-24**

Distance **0km**



**719/8 DALY STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$335,000** Sold Date **18-Feb-24**

Distance **0km**



**1716/8 DALY STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$325,000** Sold Date **14-Feb-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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