

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

1508/8 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

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2022

to

31 Jul 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

823/8 DALY STREET SOUTH YARRA VIC 3141	\$620,000	30-Apr-23
1821/8 DALY STREET SOUTH YARRA VIC 3141	\$632,000	06-Mar-23
806/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$615,000	09-Mar-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: 07 August 2023

**823/8 DALY STREET SOUTH
YARRA VIC 3141**

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Sold Price **\$620,000** Sold Date **30-Apr-23**Distance **0km****1821/8 DALY STREET SOUTH
YARRA VIC 3141**

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Sold Price **\$632,000** Sold Date **06-Mar-23**Distance **0km****806/229 TOORAK ROAD SOUTH
YARRA VIC 3141**

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Sold Price **\$615,000** Sold Date **09-Mar-23**Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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