

## 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

1817/8 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

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

6/9 CROMWELL ROAD SOUTH YARRA VIC 3141	\$400,000	25-Mar-23
6/213 WILLIAMS ROAD SOUTH YARRA VIC 3141	\$365,000	23-Jun-23
1105/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$390,000	13-Aug-23

OR

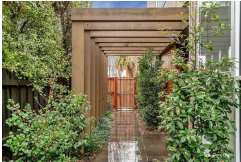
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 August 2023


**6/9 CROMWELL ROAD SOUTH  
YARRA VIC 3141**

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 Sold Price **\$400,000** Sold Date **25-Mar-23**

 Distance **1.04km**

**6/213 WILLIAMS ROAD SOUTH  
YARRA VIC 3141**

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 Sold Price **\$365,000** Sold Date **23-Jun-23**

 Distance **1.11km**

**1105/7 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

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 Sold Price <sup>RS</sup> **\$390,000** Sold Date **13-Aug-23**

 Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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