

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

204/32 Bray Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$245,000 & \$269,500

Median sale price

Median price \$590,000 Property Type Unit Suburb South Yarra

Period - From 16/01/2023 to 15/01/2024 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	1501/7 Yarra St SOUTH YARRA 3141	\$257,500	15/11/2023
2	1603/35 Malcolm St SOUTH YARRA 3141	\$253,000	28/11/2023
3			

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: 16/01/2024 11:04



1 1 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$245,000 - \$269,500

Median Unit Price

16/01/2023 - 15/01/2024: \$590,000

Comparable Properties



1501/7 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 -

Price: \$257,500

Method: Private Sale

Date: 15/11/2023

Rooms: 3

Property Type: Apartment



1603/35 Malcolm St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 -

Price: \$253,000

Method: Private Sale

Date: 28/11/2023

Property Type: Apartment

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140