

# 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

225/32 Bray 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)

Range between \$450,000 & \$480,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb South Yarra

Period - From 20/09/2022 to 19/09/2023 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	219/32 Bray St SOUTH YARRA 3141	\$495,000	30/05/2023
2	120/32 Bray St SOUTH YARRA 3141	\$470,000	29/03/2023
3	525/32 Bray St SOUTH YARRA 3141	\$460,000	08/09/2023

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:

20/09/2023 08:30



2 1 1

**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$450,000 - \$480,000  
**Median Unit Price**  
20/09/2022 - 19/09/2023: \$580,000

## Comparable Properties



219/32 Bray St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 1 1

**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 30/05/2023  
**Property Type:** Apartment



120/32 Bray St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 1 1

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 29/03/2023  
**Property Type:** Apartment



525/32 Bray St SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 1

**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 08/09/2023  
**Property Type:** Apartment

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