

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

709/8 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

\$495,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2023

to

31 Jan 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

1110/8 DALY STREET SOUTH YARRA VIC 3141	\$515,000	25-Aug-23
1702/8 DALY STREET SOUTH YARRA VIC 3141	\$500,000	11-Sep-23
101/24 WILSON STREET SOUTH YARRA VIC 3141	\$505,000	23-Nov-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: 13 February 2024



**1110/8 DALY STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$515,000** Sold Date **25-Aug-23**

Distance **0km**

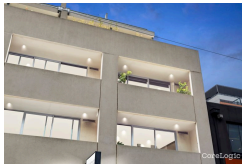


**1702/8 DALY STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$500,000** Sold Date **11-Sep-23**

Distance **0.01km**



**101/24 WILSON STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price **\$505,000** Sold Date **23-Nov-23**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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