

# 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

710/32 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)

Single price

\$330,000

### Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2023

to

30/09/2023

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	1503/7 Yarra St SOUTH YARRA 3141	\$340,000	25/08/2023
2	1232/572 St Kilda Rd MELBOURNE 3004	\$310,000	07/09/2023
3	510/32 Bray St SOUTH YARRA 3141	\$280,000	22/09/2023

**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:

20/10/2023 10:56



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**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$330,000  
**Median Unit Price**  
September quarter 2023: \$605,000

## Comparable Properties



1503/7 Yarra St SOUTH YARRA 3141 (REI)

**Agent Comments**

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**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 25/08/2023  
**Property Type:** Apartment  
**Land Size:** 2289 sqm approx



1232/572 St Kilda Rd MELBOURNE 3004 (REI/VG)

**Agent Comments**

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**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 07/09/2023  
**Property Type:** Apartment



510/32 Bray St SOUTH YARRA 3141 (REI)

**Agent Comments**

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**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 22/09/2023  
**Property Type:** Apartment

**Account - Belle Property South Yarra** | P: 03 9868 5444 | F: 03 9868 5455