

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

916/8 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2023

to

29 Feb 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

1716/8 DALY STREET SOUTH YARRA VIC 3141	\$325,000	14-Feb-24
1518/8 DALY STREET SOUTH YARRA VIC 3141	\$318,000	24-Jan-24
1720/8 DALY STREET SOUTH YARRA VIC 3141	\$305,000	20-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: 27 March 2024

Andy Yuan

P 0406217388

M 0406217388

E andy.yuan@areal.com.au



**1716/8 DALY STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$325,000** Sold Date **14-Feb-24**

Distance **0km**



**1518/8 DALY STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$318,000** Sold Date **24-Jan-24**

Distance **0.01km**



**1720/8 DALY STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price **\$305,000** Sold Date **20-Nov-23**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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