

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

921/8 Daly Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$360,000

Median sale price

Median price

\$603,750

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2023

to

31/12/2023

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	308/499 St Kilda Rd MELBOURNE 3004	\$360,000	13/01/2024
2	504/229 Toorak Rd SOUTH YARRA 3141	\$346,000	12/10/2023
3	111/9 Darling St SOUTH YARRA 3141	\$345,000	06/11/2023

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:

14/02/2024 15:00



1
 1
 0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000

Median Unit Price

December quarter 2023: \$603,750

Comparable Properties



308/499 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

1
 1
 -

Price: \$360,000

Method: Private Sale

Date: 13/01/2024

Property Type: Apartment



504/229 Toorak Rd SOUTH YARRA 3141 (REI/VG) Agent Comments

1
 1
 -

Price: \$346,000

Method: Private Sale

Date: 12/10/2023

Property Type: Apartment



111/9 Darling St SOUTH YARRA 3141 (REI/VG) Agent Comments

1
 1
 -

Price: \$345,000

Method: Private Sale

Date: 06/11/2023

Rooms: 3

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372