

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

and ode

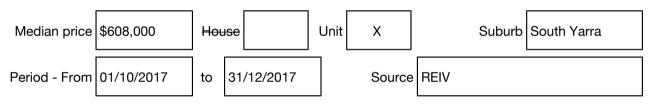
901/8 Daly Street, South Yarra Vic 3141

Indicative selling price

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

Range between	\$435,000	&	\$478,500	

Median sale price



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		
2		
3		

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.

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

901/8 Daly Street, South Yarra Vic 3141







Rooms: Property Type: Strata Unit/Flat Agent Comments Josh Simmons 03 9829 2931 0488 668 139 josh@melbournerealestate,com.au

Indicative Selling Price \$435,000 - \$478,500 Median Unit Price December quarter 2017: \$608,000

Comparable Properties

611/8 Daly St SOUTH YARRA 3141 (VG)

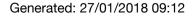
1 2 **1** 2

Price: \$456,000 Method: Sale Date: 02/09/2017 Rooms: -Property Type: Strata Unit/Flat Agent Comments

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.

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