

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	123/32 Bray Street, South Yarra Vic 3141
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Indicative selling price

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

Single price	\$350,000
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Median sale price

Median price	\$652,000	House		Unit	X	Suburb	South Yarra
Period - From	01/04/2017	to	30/06/2017	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	630/539 St Kilda Rd MELBOURNE 3004	\$356,000	22/08/2017
2	12/32 Crimea St ST KILDA 3182	\$350,000	26/08/2017
3	311/36-38 Darling St SOUTH YARRA 3141	\$342,500	24/08/2017

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.~~



1 1 1

Rooms: 2
Property Type: Apartment
Land Size: 52 sqm approx
Agent Comments

Indicative Selling Price
\$350,000
Median Unit Price
June quarter 2017: \$652,000

Comparable Properties



630/539 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

1 1 1

Price: \$356,000
Method: Private Sale
Date: 22/08/2017
Rooms: 2
Property Type: Apartment



12/32 Crimea St ST KILDA 3182 (REI) **Agent Comments**

1 1 1

Price: \$350,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 2
Property Type: Apartment



311/36-38 Darling St SOUTH YARRA 3141 (REI) **Agent Comments**

1 1 1

Price: \$342,500
Method: Private Sale
Date: 24/08/2017
Rooms: 2
Property Type: Apartment