

## 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 608/32 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 \$560,000

**Median sale price**

Median price \$621,000 House Unit X Suburb South Yarra

Period - From 01/07/2017 to 30/09/2017 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	720/32 Bray St SOUTH YARRA 3141	\$595,000	08/07/2017
2	409/32 Bray St SOUTH YARRA 3141	\$590,000	28/07/2017
3	520/32 Bray St SOUTH YARRA 3141	\$575,000	05/10/2017

**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.~~



**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**720/32 Bray St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$595,000

**Method:** Private Sale

**Date:** 08/07/2017

**Rooms:** 3

**Property Type:** Apartment



**409/32 Bray St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$590,000

**Method:** Private Sale

**Date:** 28/07/2017

**Rooms:** -

**Property Type:** Apartment



**520/32 Bray St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$575,000

**Method:** Private Sale

**Date:** 05/10/2017

**Rooms:** 3

**Property Type:** Apartment