

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

205/32 Bray Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$225,000 & \$245,500

Median sale price

Median price \$585,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2023 to 31/03/2023 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	907/10 Claremont St SOUTH YARRA 3141	\$245,000	28/02/2023
2	523/32 Bray St SOUTH YARRA 3141	\$238,000	17/05/2023
3	105/153b High St PRAHRAN 3181	\$235,000	11/05/2023

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:

29/05/2023 18:23



Property Type: Strata Unit/Flat

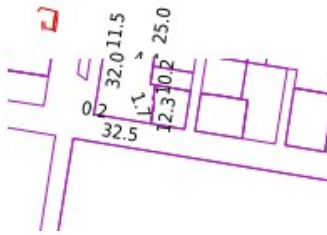
Agent Comments

Indicative Selling Price

\$225,000 - \$245,500

Median Unit Price

March quarter 2023: \$585,000



Comparable Properties

907/10 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$245,000

Method: Private Sale

Date: 28/02/2023

Property Type: Unit



523/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$238,000

Method: Private Sale

Date: 17/05/2023

Property Type: Studio Apartment



105/153b High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$235,000

Method: Private Sale

Date: 11/05/2023

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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