

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

105/32 Bray Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$240,000 & \$260,000

Median sale price

Median price \$591,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 30/06/2023 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	423/32 Bray St SOUTH YARRA 3141	\$255,500	19/07/2023
2	402/1a Yarra St SOUTH YARRA 3141	\$250,000	17/05/2023
3	310/32 Bray St SOUTH YARRA 3141	\$240,000	21/07/2023

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:

06/09/2023 11:46



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$240,000 - \$260,000
Median Unit Price
June quarter 2023: \$591,000

Comparable Properties



423/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$255,500
Method: Private Sale
Date: 19/07/2023
Property Type: Unit



402/1a Yarra St SOUTH YARRA 3141 (RE/VG)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 17/05/2023
Property Type: Apartment



310/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$240,000
Method: Private Sale
Date: 21/07/2023
Rooms: 2
Property Type: Apartment
Land Size: 1890 sqm approx

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



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