

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

1712/8 Daly Street South Yarra VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$528,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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 6 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

1211/8 Daly Street South Yarra VIC 3141	\$518,250	14-Apr-20
921/35 Malcolm Street South Yarra VIC 3141	\$525,000	14-Jan-20
7/513-517 Punt Road South Yarra VIC 3141	\$522,200	07-Mar-20

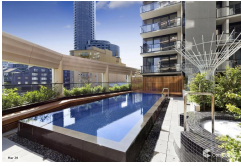
OR

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 6 months.~~

This Statement of Information was prepared on: 06 July 2020



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1211/8 Daly Street South Yarra VIC 3141

Sold Price

\$518,250

Sold Date

14-Apr-20

2 1 1

Distance

-



921/35 Malcolm Street South Yarra VIC 3141

Sold Price

\$525,000

Sold Date

14-Jan-20

2 1 1

Distance

0.16km



7/513-517 Punt Road South Yarra VIC 3141

Sold Price

\$522,200

Sold Date

07-Mar-20

2 1 1

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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