

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

124/8 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

or range
between

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2022

to

31 Mar 2023

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

1903/3 YARRA STREET SOUTH YARRA VIC 3141	\$610,000	04-Nov-22
2405/3 YARRA STREET SOUTH YARRA VIC 3141	\$611,000	15-Jan-23
1604/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$640,000	14-Nov-22

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: 11 April 2023



1903/3 YARRA STREET SOUTH YARRA VIC 3141

 2  1  1

Sold Price

\$610,000

Sold Date **04-Nov-22**

Distance

0.16km



2405/3 YARRA STREET SOUTH YARRA VIC 3141

 2  1  1

Sold Price

\$611,000

Sold Date **15-Jan-23**

Distance

0.16km



1604/35 MALCOLM STREET SOUTH YARRA VIC 3141

 2  1  1

Sold Price

\$640,000

Sold Date **14-Nov-22**

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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