

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 1501/8 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 \$475,000 & \$495,00

Median sale price

Median price \$550,000 Property type Unit Suburb South Yarra

Period - From 20/8/23 to 06/11/23 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 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
1/211/8 Daly Street south Yarra Vic 3141	\$540,000	18/10/23
2. 11110/8 Daly Street South Yarra Vic 3141	\$515,000	25/08/23
3. 1905/2Claremont Street South Yarra Vic 3141	\$600,000	24/08/23

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: 06/11/23