

## 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 602/32 Bray Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$485,000

#### Median sale price

Median price \$655,000 House Unit X Suburb South Yarra

Period - From 01/04/2018 to 30/06/2018 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	319/32 Bray St SOUTH YARRA 3141	\$513,000	27/03/2018
2	714/32 Bray St SOUTH YARRA 3141	\$503,000	30/05/2018
3	901/33 Claremont St SOUTH YARRA 3141	\$475,500	02/06/2018

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.



2   1   1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$485,000

**Median Unit Price**  
June quarter 2018: \$655,000

## Comparable Properties



**319/32 Bray St SOUTH YARRA 3141 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$513,000  
**Method:** Private Sale  
**Date:** 27/03/2018  
**Rooms:** 3  
**Property Type:** Apartment



**714/32 Bray St SOUTH YARRA 3141 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$503,000  
**Method:** Private Sale  
**Date:** 30/05/2018  
**Rooms:** -  
**Property Type:** Apartment



**901/33 Claremont St SOUTH YARRA 3141 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$475,500  
**Method:** Private Sale  
**Date:** 02/06/2018  
**Rooms:** -  
**Property Type:** Apartment