

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

815 / 30 – 34 Bray Street South Yarra 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

\$235,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$390,500

*House

*Unit

X

Suburb

South Yarra

Period - From

1/1/2017

to

1/1/2018

Source

REA

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
27/631 Punt Road South Yarra 3141	\$ 235,000	1/11/17
403/32 Bray Street South Yarra 3141	\$ 235,000	28/7/17
423/32 Bray Street South Yarra 3141	\$ 220,000	26/5/17

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.~~