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	109/32 Bray Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $480,000 & $510,000

Median sale price

Median price $639,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2021 to 31/03/2021 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	308/32 Bray St SOUTH YARRA 3141	$495,000	21/04/2021
2	18/174 Peel St WINDSOR 3181	$501,000	22/03/2021
3	1/35 Simmons St SOUTH YARRA 3141	$497,800	01/03/2021

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: 07/07/2021 14:41

109/32 Bray Street, South Yarra Vic 3141



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $510,000
Median Unit Price
March quarter 2021: $639,000

Comparable Properties



308/32 Bray St SOUTH YARRA 3141 (VG)

3 - -

Price: $495,000
Method: Sale
Date: 21/04/2021
Property Type: Strata Unit/Flat

Agent Comments



18/174 Peel St WINDSOR 3181 (VG)

2 - -

Price: $501,000
Method: Sale
Date: 22/03/2021
Property Type: Strata Unit/Flat

Agent Comments

1/35 Simmons St SOUTH YARRA 3141 (VG)

2 - -

Price: $497,800
Method: Sale
Date: 01/03/2021
Property Type: Strata Unit/Flat

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.