

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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2019

to

30 Jun 2020

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

1125/8 Daly Street South Yarra VIC 3141	\$506,000	19-Jun-20
1211/8 Daly Street South Yarra VIC 3141	\$518,250	14-Apr-20
920/8 Daly Street South Yarra VIC 3141	\$510,000	18-Jun-20

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: 28 July 2020


1125/8 Daly Street South Yarra VIC 3141

Sold Price

\$506,000

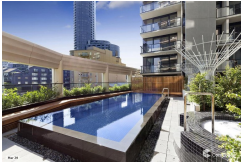
Sold Date

19-Jun-20

2 1 1

Distance

-


1211/8 Daly Street South Yarra VIC 3141

Sold Price

\$518,250

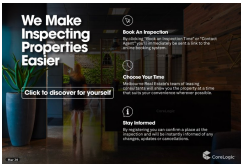
Sold Date

14-Apr-20

2 1 1

Distance

-


920/8 Daly Street South Yarra VIC 3141

Sold Price

^{RS} **\$510,000** ^{UN}

Sold Date

18-Jun-20

2 1 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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