

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
608/32 Bray Street, South Yarra Vic 3141**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$605,000

Median sale price

Median price \$600,000 House Unit X Suburb South Yarra

Period - From 01/07/2016 to 30/06/2017 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	720/32 Bray St SOUTH YARRA 3141	\$595,000	08/07/2017
2	409/32 Bray St SOUTH YARRA 3141	\$590,000	28/07/2017
3	1511/50 Claremont St SOUTH YARRA 3141	\$585,500	06/03/2017

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.~~



Rooms: 3

Property Type: Apartment

Land Size: Strata sqm approx

Agent Comments

Great views from this apartment.

Comparable Properties



720/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 08/07/2017

Rooms: 3

Property Type: Apartment



409/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 28/07/2017

Rooms: -

Property Type: Apartment



1511/50 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$585,500

Method: Private Sale

Date: 06/03/2017

Rooms: 4

Property Type: Apartment