

# 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

305/32 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

\$200,000

### Median sale price

Median price

\$647,900

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2021

to

30/09/2021

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 | 213/32 Bray St SOUTH YARRA 3141 | \$200,000 | 03/11/2021   |
| 2 | 114/72 High St WINDSOR 3181     | \$191,000 | 04/10/2021   |
| 3 | 9/72 High St WINDSOR 3181       | \$190,000 | 16/07/2021   |

**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:

16/11/2021 16:29



**Rooms:** 1  
**Property Type:** Studio Apartment  
**Agent Comments**

Claudio Perruzza  
9536 9230  
0412 304 152  
cperruzza@bigginandscott.com.au

**Indicative Selling Price**  
\$200,000

**Median Unit Price**  
September quarter 2021: \$647,900

## Comparable Properties



**213/32 Bray St SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$200,000  
**Method:** Private Sale  
**Date:** 03/11/2021  
**Property Type:** Unit



**114/72 High St WINDSOR 3181 (REI/VG)**

**Agent Comments**



**Price:** \$191,000  
**Method:** Private Sale  
**Date:** 04/10/2021  
**Property Type:** Apartment



**9/72 High St WINDSOR 3181 (REI/VG)**

**Agent Comments**



**Price:** \$190,000  
**Method:** Private Sale  
**Date:** 16/07/2021  
**Property Type:** Apartment

**Account - Biggin & Scott** | P: 03 9534 0241 | F: 03 9525 4336