Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Single price \$459,000

Median sale price

Median price	\$983,500	Pro	perty Type U	nit		Suburb	Toorak
Period - From	18/05/2020	to	17/05/2021	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	29/43 Caroline St SOUTH YARRA 3141	\$464,500	21/01/2021
2	3/274a Domain Rd SOUTH YARRA 3141	\$450,000	06/05/2021
3	18/174 Toorak Rd.W SOUTH YARRA 3141	\$422,000	06/03/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/05/2021 13:23





Charmayne Dulley 03 9509 0411 0430 788 680 charmayne.dulley@belleproperty.com

Indicative Selling Price \$459,000 **Median Unit Price** 18/05/2020 - 17/05/2021: \$983,500

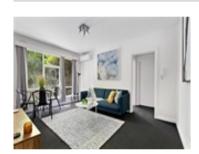




Rooms: 2

Property Type: Apartment **Agent Comments**

Comparable Properties



29/43 Caroline St SOUTH YARRA 3141

(REI/VG)



Price: \$464,500

Method: Sold Before Auction

Date: 21/01/2021

Property Type: Apartment

Agent Comments

Agent Comments



3/274a Domain Rd SOUTH YARRA 3141 (REI)



Price: \$450,000 Method: Private Sale Date: 06/05/2021

Property Type: Apartment



18/174 Toorak Rd.W SOUTH YARRA 3141 (REI) Agent Comments

Price: \$422,000 Method: Auction Sale Date: 06/03/2021

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



