# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

|                      | 305N/229 Toorak Road, South Yarra Vic 3141 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

Single price \$350,000

#### Median sale price

| Median price  | \$595,000  | Pro | perty Type | Unit |        | Suburb | South Yarra |
|---------------|------------|-----|------------|------|--------|--------|-------------|
| Period - From | 01/04/2020 | to  | 30/06/2020 |      | 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

| 1 | 908/77 River St SOUTH YARRA 3141     | \$456,000 | 03/08/2020 |
|---|--------------------------------------|-----------|------------|
| 2 | 2008N/229 Toorak Rd SOUTH YARRA 3141 | \$430,000 | 11/05/2020 |
| 3 | 1502N/229 Toorak Rd SOUTH YARRA 3141 | \$390,000 | 09/05/2020 |

#### 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: | 22/09/2020 10:32 |
|--|------------------|



Date of sale





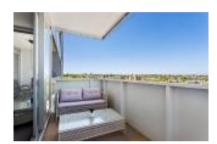




**Property Type: Agent Comments** 

**Indicative Selling Price** \$350,000 **Median Unit Price** June quarter 2020: \$595,000

# Comparable Properties



908/77 River St SOUTH YARRA 3141 (REI)





**Agent Comments** 

Price: \$456,000 Method: Sale by Tender Date: 03/08/2020

Property Type: Apartment



2008N/229 Toorak Rd SOUTH YARRA 3141

(REI)







Price: \$430,000 Method: Sale by Tender Date: 11/05/2020

Rooms: 4

Property Type: Apartment

**Agent Comments** 



1502N/229 Toorak Rd SOUTH YARRA 3141

(REI)







Price: \$390,000

Method: Sale by Tender Date: 09/05/2020 Rooms: 2

Property Type: Apartment

Agent Comments

Account - Little Real Estate | P: 03 8809 5585 | F: 03 8809 5660



