# 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

#### 2406/229 TOORAK ROAD 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 betwee		\$3,800,000	&	\$4,180,000		
<b>Median sale price</b> (*Delete house or unit as applicable)									
Median Price	\$2,350,000	Prop	erty type		House	Suburb	South Yarra		
Period-from	01 Feb 2023	to	31 Jan 20	)24	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	
2402/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$3,800,000	20-Dec-23	

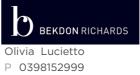
#### OR

**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.

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consumer.vic.gov.au



M 0398152999

E olivia@bekdonrichards.com.au



2402/229 TOORAK ROAD SOUTH Sold Price S3,800,000 Sold Date 20-Dec-23 YARRA VIC 3141

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Distance 0.05km

#### RS = Recent sale UN = Undisclosed Sale

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