Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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	308/57 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	\$550,000

Median sale price

Median price	\$637,750	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/10/2019	to	30/09/2020		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	602/657 Chapel St SOUTH YARRA 3141	\$532,500	01/12/2020
2	2/34 Darling St SOUTH YARRA 3141	\$520,000	05/08/2020
3	104/68 Argo St SOUTH YARRA 3141	\$514,458	17/11/2020

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:	15/12/2020 17:01



Date of sale





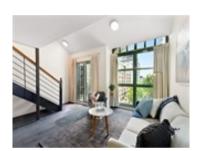




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$550,000 **Median Unit Price** Year ending September 2020: \$637,750

Comparable Properties



602/657 Chapel St SOUTH YARRA 3141 (REI)

Date: 01/12/2020



Price: \$532,500 Method: Private Sale

Property Type: Apartment



2/34 Darling St SOUTH YARRA 3141 (REI/VG)





Price: \$520,000 Method: Private Sale Date: 05/08/2020

Rooms: 2

Property Type: Apartment



104/68 Argo St SOUTH YARRA 3141 (REI)

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Price: \$514,458 Method: Private Sale Date: 17/11/2020

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748





Agent Comments

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