

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

101/339 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
between

\$2,100,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,205,000

Property type

Other

Suburb

South Yarra

Period-from

01 May 2023

to

30 Apr 2024

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

G1/40 ADAMS STREET SOUTH YARRA VIC 3141	\$2,500,000	18-Nov-23
12/25 DARLING STREET SOUTH YARRA VIC 3141	\$2,130,000	28-Nov-23
603/339 TOORAK ROAD SOUTH YARRA VIC 3141	\$2,500,000	08-Apr-24

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.~~

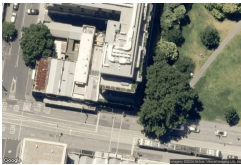
This Statement of Information was prepared on: 14 May 2024

**G1/40 ADAMS STREET SOUTH
YARRA VIC 3141**

3 0 0

Sold Price **\$2,500,000** Sold Date **18-Nov-23**Distance **1.87km****12/25 DARLING STREET SOUTH
YARRA VIC 3141**

3 2 2

Sold Price **\$2,130,000** Sold Date **28-Nov-23**Distance **0.68km****603/339 TOORAK ROAD SOUTH
YARRA VIC 3141**

0 0 0

Sold Price **\$2,500,000** Sold Date **08-Apr-24**Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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