# 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	

### Indicative selling price

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

### Median sale price

Median price	\$639,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/01/2021	to	31/03/2021	So	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	306/200 Toorak Rd SOUTH YARRA 3141	\$690,000	31/01/2021
2	501/200 Toorak Rd SOUTH YARRA 3141	\$680,000	03/02/2021
3	403/200 Toorak Rd SOUTH YARRA 3141	\$660,000	01/03/2021

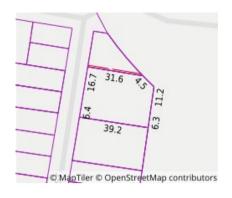
#### OR

**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:	10/05/2021 12:06









Indicative Selling Price \$650,000 - \$690,000 Median Unit Price March quarter 2021: \$639,000

# Comparable Properties



306/200 Toorak Rd SOUTH YARRA 3141

(REI/VG)

2

**6** 

**Price:** \$690,000 **Method:** Private Sale **Date:** 31/01/2021

Property Type: Apartment

**Agent Comments** 



501/200 Toorak Rd SOUTH YARRA 3141 (REI/VG)

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**--** 2





Price: \$680,000 Method: Private Sale Date: 03/02/2021

Property Type: Apartment

**Agent Comments** 



403/200 Toorak Rd SOUTH YARRA 3141

(REI/VG)

**—** 2

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**4** 1

Price: \$660,000 Method: Private Sale Date: 01/03/2021

**Property Type:** Apartment

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



