# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Property offered for sale
---------------------------

	7/401 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 \$580,000

## Median sale price

Median price	\$600,000	Pro	perty Type Unit	i		Suburb	South Yarra
Period - From	01/07/2024	to	30/09/2024	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.

Ad	dress of comparable property	Price	Date of sale
1	9/354 Toorak Rd SOUTH YARRA 3141	\$580,000	07/12/2024
2	9/16 Kensington Rd SOUTH YARRA 3141	\$565,000	19/11/2024
3	3/10 Tivoli Rd SOUTH YARRA 3141	\$555,000	30/10/2024

## 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:	14/12/2024 17:49
--	------------------













Property Type: Apartment Agent Comments

**Indicative Selling Price** \$580,000 **Median Unit Price** September quarter 2024: \$600,000

# Comparable Properties



## 9/354 Toorak Rd SOUTH YARRA 3141 (REI)







Price: \$580,000 Method: Auction Sale Date: 07/12/2024

Property Type: Apartment

## Agent Comments

Renovated apartment, within 1km of subject property 2 x bedrooms, 1 x

bath, 1 x car



## 9/16 Kensington Rd SOUTH YARRA 3141 (REI)



2







Price: \$565,000 Method: Private Sale Date: 19/11/2024

Property Type: Apartment

#### Agent Comments

2 x bedroom, 1 x bath apartment, within 1km of subject property, older

style complex





2





Price: \$555,000

Method: Sold Before Auction

Date: 30/10/2024 Property Type: Unit

## **Agent Comments**

Renovated, 2 x bedroom apartment with garage space, within 1km of

subject property

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.