

## 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

29/26W Toorak Road South Yarra VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$405,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2020

to

31 May 2021

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

18/174W Toorak Road South Yarra VIC 3141	\$422,000	06-Mar-21
29/43 Caroline Street South Yarra VIC 3141	\$464,500	21-Jan-21
4/953 Punt Road South Yarra VIC 3141	\$395,000	02-Feb-21

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: 28 June 2021



**18/174W Toorak Road South Yarra  
VIC 3141**

1 1 1

Sold Price

**\$422,000**

Sold Date

**06-Mar-21**

Distance

**0.74km**



**29/43 Caroline Street South Yarra  
VIC 3141**

1 1 1

Sold Price

**\$464,500**

Sold Date

**21-Jan-21**

Distance

**0.9km**



**4/953 Punt Road South Yarra VIC  
3141**

1 1 1

Sold Price

**\$395,000**

Sold Date

**02-Feb-21**

Distance

**1.06km**

RS = Recent sale

UN = Undisclosed Sale

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