

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

309/229 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2021

to

31 Mar 2022

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

110/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$375,000	15-Nov-21
1103/7 YARRA STREET SOUTH YARRA VIC 3141	\$350,000	04-Nov-21
614/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$390,000	12-Feb-22

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: 07 April 2022



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**110/229 TOORAK ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

\$375,000

Sold Date

15-Nov-21

Distance

-



**1103/7 YARRA STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

\$350,000

Sold Date

04-Nov-21

Distance

-



**614/229 TOORAK ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

\$390,000

Sold Date

12-Feb-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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