

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

3/384 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2022

to

31/12/2022

Source

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	Price	Date of sale
1	26/209 Toorak Rd SOUTH YARRA 3141	\$370,000	23/02/2023
2	4/34 Cromwell Rd SOUTH YARRA 3141	\$377,000	16/02/2023
3	6/26 Darling St SOUTH YARRA 3141	\$394,000	25/02/2023

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:

12/04/2023 17:48

3/384 Toorak Road, South Yarra Vic 3141



Lauchlan Waterfield

03 9509 0411

0422 290 489

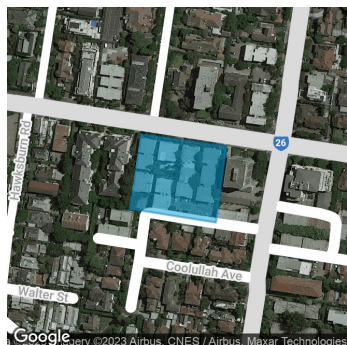
lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

December quarter 2022: \$620,000



Property Type: Apartment

Agent Comments

Comparable Properties



26/209 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 23/02/2023

Property Type: Office



4/34 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$377,000

Method: Private Sale

Date: 16/02/2023

Property Type: Apartment



6/26 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$394,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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