

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	8/238 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 \$360,000

Median sale price

Median price	\$587,000	Hou	Ise	Unit	Х		Suburb	South Yarra
Period - From	01/10/2018	to	31/12/2018		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 1 712/77 River St SOUTH YARRA 3141 \$355,000 29/09/2018 2 4/37 Fitzgerald St SOUTH YARRA 3141 \$345,000 08/10/2018 3 701S/227-229 Toorak Rd SOUTH YARRA 3141 \$345,000 19/11/2018

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.

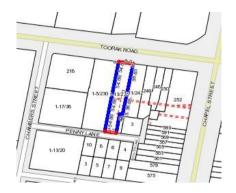
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Rooms:
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$360,000 Median Unit Price December quarter 2018: \$587,000

Comparable Properties



712/77 River St SOUTH YARRA 3141 (REI/VG)

—| 1

— 1

6

Price: \$355,000 Method: Private Sale Date: 29/09/2018

Rooms: 2

Property Type: Apartment



4/37 Fitzgerald St SOUTH YARRA 3141

(REI/VG)

1



Price: \$345,000 **Method:** Private Sale **Date:** 08/10/2018

Rooms: 3

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments



701S/227-229 Toorak Rd SOUTH YARRA 3141

(REI)

1

- 1

Price: \$345,000 **Method:** Private Sale **Date:** 19/11/2018

Rooms: -

Property Type: Apartment

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400





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.

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