

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 302/53-61 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$530,000

Median sale price

Median price \$651,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2021

to 31/03/2022

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	1001/2 Claremont St SOUTH YARRA 3141	\$550,000	22/03/2022
2	1211/35 Albert Rd MELBOURNE 3004	\$540,000	29/03/2022
3	1002/2 Albert Rd SOUTH MELBOURNE 3205	\$530,000	02/05/2022

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:

23/05/2022 15:12



Property Type:
Agent Comments

Indicative Selling Price
\$530,000

Median Unit Price
Year ending March 2022: \$651,000

Comparable Properties



1001/2 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 22/03/2022
Property Type: Apartment



1211/35 Albert Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 29/03/2022
Property Type: Apartment



1002/2 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 02/05/2022
Property Type: Apartment
Land Size: 68 sqm approx

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545



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