

# 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

22/403 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)

Range between

\$300,000

&

\$330,000

### Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2020

to

30/06/2021

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	6/182 Mary St RICHMOND 3121	\$350,000	27/06/2021
2	28/274a Domain Rd SOUTH YARRA 3141	\$345,000	27/05/2021
3	10/75 Edinburgh St RICHMOND 3121	\$299,000	01/07/2021

**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:

09/08/2021 09:17

Phoebe Hnarakis

9520 9020

0433 222 453

phnarakis@bigginScott.com.au

**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

Year ending June 2021: \$645,000



1 1 0

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**6/182 Mary St RICHMOND 3121 (REI)**

Agent Comments

1 1 1

**Price:** \$350,000

**Method:** Private Sale

**Date:** 27/06/2021

**Property Type:** Apartment



**28/274a Domain Rd SOUTH YARRA 3141 (REI)**

Agent Comments

1 1 -

**Price:** \$345,000

**Method:** Private Sale

**Date:** 27/05/2021

**Property Type:** Apartment



**10/75 Edinburgh St RICHMOND 3121 (REI)**

Agent Comments

1 1 -

**Price:** \$299,000

**Method:** Private Sale

**Date:** 01/07/2021

**Property Type:** Apartment