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

1801/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$380,000		&		\$400,000				
Median sale price									
Median price	\$574,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2108/229 Toorak Rd SOUTH YARRA 3141	\$399,000	31/07/2024
2	313/229 Toorak Rd SOUTH YARRA 3141	\$400,000	17/06/2024
3	119/8 Daly St SOUTH YARRA 3141	\$400,000	28/05/2024

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:

19/11/2024 11:58









Property Type: Apartment Agent Comments

Indicative Selling Price \$380,000 - \$400,000 Median Unit Price Year ending September 2024: \$574,000

Comparable Properties

2108/229 Toorak Rd SOUTH YARRA 3141 (REI/VG) Image: 1 Image: 1 Price: \$399,000 Method: Private Sale Date: 31/07/2024 Property Type: Apartment	Agent Comments
313/229 Toorak Rd SOUTH YARRA 3141 (REI/VG) 1 1 1 1 Price: \$400,000 Method: Private Sale Date: 17/06/2024 Property Type: Apartment	Agent Comments
119/8 Daly St SOUTH YARRA 3141 (REI) 1 1 1 1 Price: \$400,000 Method: Private Sale Date: 28/05/2024 Property Type: Apartment	Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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