

# 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 6/399 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 \$800,000 & \$880,000

### Median sale price

Median price \$592,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 31/03/2024 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	5/740 Orrong Rd TOORAK 3142	\$815,000	05/03/2024
2	6/3 Canberra Rd TOORAK 3142	\$845,000	05/04/2024
3	507/243 Toorak Rd SOUTH YARRA 3141	\$856,000	20/02/2024

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: 10/06/2024 12:24



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/740 Orrong Rd TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$815,000

**Method:** Sold Before Auction

**Date:** 05/03/2024

**Property Type:** Apartment

**Land Size:** 2043 sqm approx



**6/3 Canberra Rd TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$845,000

**Method:** Sold Before Auction

**Date:** 05/04/2024

**Property Type:** Apartment



**507/243 Toorak Rd SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$856,000

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** Apartment

**Land Size:** 94 sqm approx