## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 31/380 Toorak Road, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$1,395,000						

#### Median sale price

Median price	\$600,000	Pro	perty Type Unit		5	Suburb	South Yarra
Period - From	01/07/2024	to	30/09/2024	Sou	urce [F	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

08/01/2025 15:56



# woodards 🚾





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$1,395,000 Median Unit Price September quarter 2024: \$600,000



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.

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



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