

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

5/5 STANHOPE COURT SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

2/29A WALLACE AVENUE TOORAK VIC 3142	\$1,000,000	28-Oct-23
5/3 STONEHAVEN COURT TOORAK VIC 3142	\$956,000	21-Oct-23
17/723 ORRONG ROAD TOORAK VIC 3142	\$1,027,500	08-Feb-24

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 6 months.

This Statement of Information was prepared on: 28 March 2024

Shape Property Pty Ltd
 P (03) 9885 6688
 M 0419112635
 E concierge@shapepropertygroup.com.au



**2/29A WALLACE AVENUE
TOORAK VIC 3142**

2 1 1

Sold Price ^{RS} **\$1,000,000** ^{UN} Sold Date **28-Oct-23**

Distance **0.61km**



**5/3 STONEHAVEN COURT
TOORAK VIC 3142**

3 1 1

Sold Price ^{RS} **\$956,000** Sold Date **21-Oct-23**

Distance **1.2km**



**17/723 ORRONG ROAD TOORAK
VIC 3142**

2 1 1

Sold Price ^{RS} **\$1,027,500** ^{UN} Sold Date **08-Feb-24**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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