

# 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 803/229 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 \$580,000 & \$620,000

### Median sale price

Median price \$651,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2021 to 31/03/2022 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	108/227 Toorak Rd SOUTH YARRA 3141	\$609,000	01/04/2022
2	603S/227 Toorak Rd SOUTH YARRA 3141	\$608,000	27/01/2022
3	21/399 Toorak Rd SOUTH YARRA 3141	\$590,000	28/02/2022

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: 17/06/2022 16:24



2   2   1

**Rooms:** 5  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$620,000  
**Median Unit Price**  
Year ending March 2022: \$651,000

## Comparable Properties



**108/227 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$609,000  
**Method:** Private Sale  
**Date:** 01/04/2022  
**Property Type:** Apartment



**603S/227 Toorak Rd SOUTH YARRA 3141 (REI)** **Agent Comments**

2   2   1

**Price:** \$608,000  
**Method:** Private Sale  
**Date:** 27/01/2022  
**Property Type:** Apartment



**21/399 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 28/02/2022  
**Property Type:** Apartment  
**Land Size:** 1436 sqm approx

**Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000**



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