## 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

2406/229 Toorak Road, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,700,000		&		\$3,900,000			
Median sale pr	rice							
Median price	\$2,150,000	Pro	operty Type	Ηοι	ISE		Suburb	South Yarra
Period - From	06/02/2024	to	05/02/2025		So	urce	Property	/ Data

### 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.

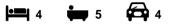
This Statement of Information was prepared on:

06/02/2025 15:00









Rooms: 7 Property Type: Apartment Agent Comments Indicative Selling Price \$3,700,000 - \$3,900,000 Median House Price 06/02/2024 - 05/02/2025: \$2,150,000

# **Comparable Properties**

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.

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