

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

101/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$350,000

 &

\$385,000

Median sale price

Median price

\$573,000

 Property Type

Unit

 Suburb

South Yarra

Period - From

01/07/2023

 to

30/06/2024

 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	704/229 Toorak Rd SOUTH YARRA 3141	\$380,000	09/08/2024
2	1007/18 Claremont St SOUTH YARRA 3141	\$370,000	10/05/2024
3	108/681 Chapel St SOUTH YARRA 3141	\$365,500	20/04/2024

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:

24/09/2024 15:21



1 1 0

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median Unit Price
Year ending June 2024: \$573,000

Comparable Properties



704/229 Toorak Rd SOUTH YARRA 3141 (REI) **Agent Comments**

1 1 -

Price: \$380,000
Method: Private Sale
Date: 09/08/2024
Property Type: Apartment



1007/18 Claremont St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

1 1 -

Price: \$370,000
Method: Private Sale
Date: 10/05/2024
Property Type: Apartment



108/681 Chapel St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

1 1 -

Price: \$365,500
Method: Auction Sale
Date: 20/04/2024
Property Type: Unit

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504