

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

208/227 TOORAK ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2023

to

31 Jan 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

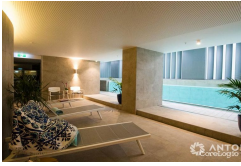
Date of sale

1001/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$618,000	10-Nov-23
1/12 YARRA STREET SOUTH YARRA VIC 3141	\$650,000	22-Sep-23
701/12 YARRA STREET SOUTH YARRA VIC 3141	\$650,000	22-Sep-23

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: 12 February 2024



**1001/7 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$618,000** Sold Date **10-Nov-23**

Distance **0.14km**



**1/12 YARRA STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$650,000** Sold Date **22-Sep-23**

Distance **0.23km**



**701/12 YARRA STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price

Sold Date **22-Sep-23**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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