

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

14/393 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$655,000

House

Unit

X

Suburb

South Yarra

Period - From

01/04/2018

to

30/06/2018

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	11/13 Motherwell St SOUTH YARRA 3141	\$447,000	03/05/2018
2	1/4 Lambert Rd TOORAK 3142	\$432,600	15/06/2018
3	1/32 Grosvenor St SOUTH YARRA 3141	\$398,200	30/06/2018

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.



Rooms:

Property Type: Apartment

Agent Comments

Parking available but not on title

Comparable Properties



11/13 Motherwell St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$447,000

Method: Private Sale

Date: 03/05/2018

Rooms: -

Property Type: Apartment



1/4 Lambert Rd TOORAK 3142 (REI)

Agent Comments



Price: \$432,600

Method: Private Sale

Date: 15/06/2018

Rooms: -

Property Type: Unit



1/32 Grosvenor St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$398,200

Method: Private Sale

Date: 30/06/2018

Rooms: -

Property Type: Apartment