

Philippe Batters 9866 4411 0418 992 103 pbatters@willbatt.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	14/393 Toorak Road, South Yarra Vic 3141
Including suburb and	
postcode	

#### 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	Hou	se	Unit	Х	Su	uburb	South Yarra
Period - From	01/04/2018	to	30/06/2018		Source	REIV		

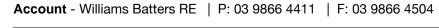
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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 SOLITH VARRA 31/41	\$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.







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**Indicative Selling Price** \$420,000 **Median Unit Price** 

June quarter 2018: \$655,000





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)

Price: \$432,600 Method: Private Sale Date: 15/06/2018

Rooms: -

Property Type: Unit

Agent Comments

Agent Comments



1/32 Grosvenor St SOUTH YARRA 3141 (REI)

Price: \$398.200 Method: Private Sale Date: 30/06/2018

Rooms: -

Property Type: Apartment

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