

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

402/299 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$330,000

&

\$350,000

Median sale price

Median price \$666,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2021

to 31/12/2021

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	6/24 Hawksburn Rd SOUTH YARRA 3141	\$340,000	15/02/2022
2	3/24 Hawksburn Rd SOUTH YARRA 3141	\$335,000	18/12/2021
3	2407/3 Yarra St SOUTH YARRA 3141	\$330,000	31/12/2021

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:

31/03/2022 11:01



Property Type:
Agent Comments

Indicative Selling Price
\$330,000 - \$350,000
Median Unit Price
December quarter 2021: \$666,000

Comparable Properties



6/24 Hawksburn Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 15/02/2022
Property Type: Apartment



3/24 Hawksburn Rd SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$335,000
Method: Sale
Date: 18/12/2021
Property Type: Strata Unit/Flat



2407/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 31/12/2021
Property Type: Apartment