

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

1511/229 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2021

to

31 Jul 2022

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

806/227 TOORAK ROAD SOUTH YARRA VIC 3141	\$662,000	05-Jun-21
104/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$630,000	27-Sep-21

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: 23 August 2022



**806/227 TOORAK ROAD SOUTH
YARRA VIC 3141**

2 2 1

Sold Price

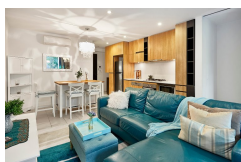
\$662,000

Sold Date

05-Jun-21

Distance

0km



**104/229 TOORAK ROAD SOUTH
YARRA VIC 3141**

2 2 1

Sold Price

\$630,000

Sold Date

27-Sep-21

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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