

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

21/399 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$619,000

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	6/31 Upton Rd WINDSOR 3181	\$620,000	15/12/2021
2	901/12 Yarra St SOUTH YARRA 3141	\$626,000	25/02/2022
3	7/28 Elgin Av ARMADALE 3143	\$630,000	26/10/2021

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:

27/02/2022 21:20

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Indicative Selling Price

\$619,000

Median Unit Price

December quarter 2021: \$666,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/31 Upton Rd WINDSOR 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000

Method: Sold Before Auction

Date: 15/12/2021

Property Type: Unit



901/12 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$626,000

Method: Private Sale

Date: 25/02/2022

Property Type: Apartment



7/28 Elgin Av ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Sold Before Auction

Date: 26/10/2021

Property Type: Apartment

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