## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	403/200 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	\$670,000

#### Median sale price

Median price \$637,750	Prope	rty Type Uni	t	Suburb	South Yarra
Period - From 01/10/2019	to 30	/09/2020	Sourc	e 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

Add	dress of comparable property	Price	Date of sale
1	1504/7 Claremont St SOUTH YARRA 3141	\$675,000	17/10/2020
2	502/200 Toorak Rd SOUTH YARRA 3141	\$640,000	17/11/2020
3	1409/50 Claremont St SOUTH YARRA 3141	\$630,000	12/10/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/01/2021 12:59





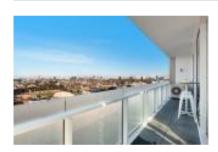




Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$670,000 **Median Unit Price** Year ending September 2020: \$637,750

# Comparable Properties



1504/7 Claremont St SOUTH YARRA 3141

(REI) 2

Price: \$675,000 Method: Private Sale Date: 17/10/2020

Property Type: Apartment

**Agent Comments** 



502/200 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments

**-**





Price: \$640,000 Method: Private Sale Date: 17/11/2020

Property Type: Apartment



1409/50 Claremont St SOUTH YARRA 3141

(REI)

**-**2 Price: \$630,000

Method: Private Sale Date: 12/10/2020

Property Type: Apartment

Agent Comments

Account - Williams Batters RE | P: 03 9866 4411 | F: 03 9866 4504



