

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

27/403 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$359,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2024

to

30/06/2024

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	6/18 Normanby St WINDSOR 3181	\$355,000	02/08/2024
2	8/313 Dandenong Rd PRAHRAN 3181	\$369,000	18/07/2024
3	21/9 The Avenue WINDSOR 3181	\$367,000	04/06/2024

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:

27/08/2024 10:49

Jason Isaacs
03 8532 5200
0488 700 789

jason.isaacs@belleproperty.com

Indicative Selling Price

\$359,000

Median Unit Price

June quarter 2024: \$530,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/18 Normanby St WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$355,000

Method: Private Sale

Date: 02/08/2024

Property Type: Apartment



8/313 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

1 1 1

Price: \$369,000

Method: Private Sale

Date: 18/07/2024

Property Type: Apartment



21/9 The Avenue WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$367,000

Method: Private Sale

Date: 04/06/2024

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018