Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 27/403 Toorak Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting		e		/ 1 11
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	or the meaning	or this price .	300 00113011101.110.901.00	/unuciquoting

Single price \$359,000

Median sale price

Median price	\$530,000	Pro	perty Type Unit	t		Suburb	South Yarra
Period - From	01/04/2024	to	30/06/2024	So	urce	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.

Add	dress 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



27/403 Toorak Road, South Yarra Vic 3141







Property Type: Apartment Agent Comments

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

Comparable Properties



6/18 Normanby St WINDSOR 3181 (REI)



Price: \$355,000 Method: Private Sale Date: 02/08/2024 Property Type: Apartment Agent Comments



8/313 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$369,000 Method: Private Sale Date: 18/07/2024 Property Type: Apartment



21/9 The Avenue WINDSOR 3181 (REI)



Agent Comments

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





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