### 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	306/200 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

Range between \$650,000	&	\$715,000
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#### Median sale price

Median price	\$637,750	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/10/2019	to	30/09/2020	Sc	ource	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	402/10 Porter St PRAHRAN 3181	\$710,000	18/11/2020
2	405/6 Murphy St SOUTH YARRA 3141	\$669,000	03/07/2020
3	208/38 Cunningham St SOUTH YARRA 3141	\$650,000	26/11/2020

#### 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:	08/12/2020 14:35





Phoebe Hnarakis 9520 9020 0433 222 453 phnarakis@bigginscott.com.au

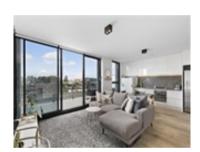
**Indicative Selling Price** \$650,000 - \$715,000 **Median Unit Price** Year ending September 2020: \$637,750



# Property Type: Apartment

Agent Comments

# Comparable Properties



402/10 Porter St PRAHRAN 3181 (REI)

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Price: \$710,000 Method: Private Sale Date: 18/11/2020

Property Type: Apartment

Agent Comments

**Agent Comments** 



405/6 Murphy St SOUTH YARRA 3141 (REI/VG) Agent Comments

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Price: \$669.000 Method: Private Sale Date: 03/07/2020

Rooms: 5

Property Type: Apartment



208/38 Cunningham St SOUTH YARRA 3141

(REI)



Price: \$650,000 Method: Private Sale Date: 26/11/2020

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



