

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

203/200 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$590,000

&

\$620,000

Median sale price

Median price \$637,250

Property Type Unit

Suburb South Yarra

Period - From 01/04/2020

to 31/03/2021

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	506/229 Toorak Rd SOUTH YARRA 3141	\$600,000	12/05/2021
2	104/33 James St WINDSOR 3181	\$599,000	19/03/2021
3			

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:

25/05/2021 10:21



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

Year ending March 2021: \$637,250

Comparable Properties



506/229 Toorak Rd SOUTH YARRA 3141 (REI) **Agent Comments**

2 2 1

Price: \$600,000

Method: Sold Before Auction

Date: 12/05/2021

Property Type: Apartment



104/33 James St WINDSOR 3181 (REI/VG) **Agent Comments**

2 1 1

Price: \$599,000

Method: Sold Before Auction

Date: 19/03/2021

Property Type: Apartment

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.