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

2005/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$630,000		&		\$645,000			
Median sale p	rice							
Median price	\$530,000	Pro	operty Type	Unit			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.

Ad	dress of comparable property	Price	Date of sale
1	707/20 Queens Rd MELBOURNE 3004	\$600,000	22/07/2024
2	2705/35 Malcolm St SOUTH YARRA 3141	\$600,000	18/07/2024
3	2110/227-229 Toorak Rd SOUTH YARRA 3141	\$610,000	30/04/2024

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:

19/09/2024 11:15



2005/229 Toorak Road, South Yarra Vic 3141







Property Type: Apartment Agent Comments

Indicative Selling Price \$630,000 - \$645,000 Median Unit Price June quarter 2024: \$530,000

Comparable Properties



707/20 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$600,000 Method: Private Sale Date: 22/07/2024 Property Type: Apartment

2705/35 Malcolm St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$600,000 Method: Private Sale Date: 18/07/2024 Property Type: Apartment



2110/227-229 Toorak Rd SOUTH YARRA 3141 Agent Comments (REI)



Price: \$610,000 Method: Private Sale Date: 30/04/2024 Property Type: Unit

Account - Little Real Estate | P: 07 3037 0255



propertydata

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