

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

403/229 TOORAK ROAD SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

708/8 DALY STREET SOUTH YARRA VIC 3141	\$580,000	01-Apr-23
1504/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141	\$597,000	27-Jul-23
611/15 CLIFTON STREET PRAHRAN VIC 3181	\$601,000	09-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 18 September 2023



708/8 DALY STREET SOUTH YARRA VIC 3141

2
 2
 1

Sold Price **\$580,000** Sold Date **01-Apr-23**

Distance **0.12km**

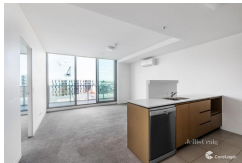


1504/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141

2
 2
 1

Sold Price ^{RS} **\$597,000** ^{UN} Sold Date **27-Jul-23**

Distance **0.25km**



611/15 CLIFTON STREET PRAHRAN VIC 3181

2
 2
 1

Sold Price ^{RS} **\$601,000** ^{UN} Sold Date **09-Sep-23**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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