

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

9/388 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$515,000

Median sale price

Median price \$614,000

House

Unit

X

Suburb South Yarra

Period - From 01/10/2016

to

30/09/2017

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	14/45 Kensington Rd SOUTH YARRA 3141	\$545,000	27/05/2017
2	18/789 Malvern Rd TOORAK 3142	\$520,000	18/10/2017
3	12/399 Toorak Rd SOUTH YARRA 3141	\$515,000	09/09/2017

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.~~



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$515,000

Median Unit Price

Year ending September 2017: \$614,000

Comparable Properties



14/45 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$545,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: Apartment



18/789 Malvern Rd TOORAK 3142 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 18/10/2017
Rooms: 4
Property Type: Apartment



12/399 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$515,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 3
Property Type: Apartment