

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

1704n/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$629,000

Median sale price

Median price \$560,000

House

Unit

X

Suburb

South Yarra

Period - From 01/01/2018

to

31/03/2018

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	803N/229 Toorak Rd SOUTH YARRA 3141	\$635,000	20/12/2017
2	1816/7 Claremont St SOUTH YARRA 3141	\$630,000	19/04/2018
3	15/4 Victoria St WINDSOR 3181	\$629,000	20/04/2018

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.



 2  2  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



803N/229 Toorak Rd SOUTH YARRA 3141 (REI) **Agent Comments**

 2  2  1

Price: \$635,000

Method: Private Sale

Date: 20/12/2017

Rooms: 5

Property Type: Apartment



1816/7 Claremont St SOUTH YARRA 3141 (REI) **Agent Comments**

 2  2  1

Price: \$630,000

Method: Private Sale

Date: 19/04/2018

Rooms: 3

Property Type: Apartment



15/4 Victoria St WINDSOR 3181 (REI) **Agent Comments**

 2  2  1

Price: \$629,000

Method: Private Sale

Date: 20/04/2018

Rooms: 3

Property Type: Apartment