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

4/399 Toorak Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$530,000		&		\$580,000					
Median sale pi	rice									
Median price	\$573,000	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	01/07/2023	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	2/7 Barnsbury Rd SOUTH YARRA 3141	\$570,000	31/07/2024
2	7/61 Marne St SOUTH YARRA 3141	\$559,000	13/07/2024
3	12/215 Williams Rd SOUTH YARRA 3141	\$543,100	06/06/2024

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:

16/08/2024 11:15



4/399 Toorak Road, South Yarra Vic 3141







Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$530,000 - \$580,000 Median Unit Price Year ending June 2024: \$573,000

Comparable Properties



2/7 Barnsbury Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$570,000 Method: Private Sale Date: 31/07/2024 Property Type: Apartment



7/61 Marne St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$559,000 Method: Sale Date: 13/07/2024 Property Type: Flat/Unit/Apartment (Res)



12/215 Williams Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$543,100 Method: Private Sale Date: 06/06/2024 Property Type: Apartment Land Size: 1555 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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