

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

1103/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$550,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2018 to 30/09/2019 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	718/7 Claremont St SOUTH YARRA 3141	\$620,000	10/09/2019
2	920/32 Bray St SOUTH YARRA 3141	\$600,000	16/09/2019
3	709/1 Roy St MELBOURNE 3004	\$590,000	20/09/2019

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:

25/11/2019 09:42



Property Type: House (Res)
Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

Year ending September 2019: \$550,000

Comparable Properties

718/7 Claremont St SOUTH YARRA 3141 (VG) **Agent Comments**



Price: \$620,000
Method: Sale
Date: 10/09/2019
Property Type: Serviced Apartment
Land Size: 2168 sqm approx



920/32 Bray St SOUTH YARRA 3141 (VG) **Agent Comments**



Price: \$600,000
Method: Sale
Date: 16/09/2019
Property Type: Strata Unit/Flat



709/1 Roy St MELBOURNE 3004 (REI/VG) **Agent Comments**



Price: \$590,000
Method: Private Sale
Date: 20/09/2019
Property Type: Apartment