

Rob Exell 03 9514 8809 0412 371 534 rob.exell@little.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Propert ^o | y offered | for s | ale |
|----------------------|-----------|-------|-----|
|----------------------|-----------|-------|-----|

| Address | 803N/229 Toorak Road, South Yarra Vic 3141 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Single price | \$620,000 |
|--------------|-----------|
|--------------|-----------|

Median sale price

| Median price | \$621,000 | Hou | se | Unit | Х | | Suburb | South Yarra |
|---------------|------------|-----|------------|------|--------|------|--------|-------------|
| Period - From | 01/07/2017 | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|--------------------------------------|-----------|--------------|
| 1 | 1504N/229 Toorak Rd SOUTH YARRA 3141 | \$650,000 | 12/08/2017 |
| 2 | 1404/229 Toorak Rd SOUTH YARRA 3141 | \$650,000 | 15/08/2017 |
| 3 | 304/229 Toorak Rd SOUTH YARRA 3141 | \$630,000 | 28/06/2017 |

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.

Account - Little Real Estate | P: 03 8809 5888 | F: 03 8809 5660





Generated: 05/12/2017 14:46



Rob Exell 03 9514 8809 0412 371 534 rob.exell@little.com.au

Indicative Selling Price \$620,000 Median Unit Price

September quarter 2017: \$621,000

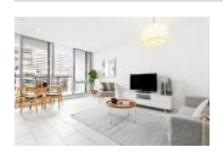


2 📥 2 🏳 1

Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



1504N/229 Toorak Rd SOUTH YARRA 3141

(REI)

2

2

Price: \$650,000

Method: Sold Before Auction

Date: 12/08/2017 Rooms: 4

Property Type: Apartment



1404/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments

|---| 2



Price: \$650,000

Method: Sold Before Auction

Date: 15/08/2017 Rooms: 3

Property Type: Apartment



304/229 Toorak Rd SOUTH YARRA 3141 (REI)

Price: \$630,000 **Method:** Private Sale **Date:** 28/06/2017

Rooms: 3

Property Type: Apartment

Account - Little Real Estate | P: 03 8809 5888 | F: 03 8809 5660





Generated: 05/12/2017 14:46

Agent Comments

Agent Comments