

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

711/227 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$400,000

&

\$420,000

Median sale price

Median price \$657,500

Property Type Unit

Suburb South Yarra

Period - From 01/10/2020

to

31/12/2020

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	19/393 Toorak Rd SOUTH YARRA 3141	\$435,199	09/12/2020
2	125/416a St Kilda Rd MELBOURNE 3004	\$425,000	27/02/2021
3	8/4 Victoria St WINDSOR 3181	\$424,000	20/02/2021

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:

02/03/2021 13:01



Property Type: Land
Agent Comments

Indicative Selling Price
\$400,000 - \$420,000
Median Unit Price
December quarter 2020: \$657,500

Comparable Properties



19/393 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$435,199
Method: Private Sale
Date: 09/12/2020
Property Type: Apartment
Land Size: 1424 sqm approx



125/416a St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 27/02/2021
Property Type: Apartment



8/4 Victoria St WINDSOR 3181 (REI)

Agent Comments



Price: \$424,000
Method: Auction Sale
Date: 20/02/2021
Rooms: 2
Property Type: Apartment