Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	ale
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Address Including suburb and postcode	1804/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Median sale price

Median price	\$574,000	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	01/10/2023	to	30/09/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	403/27 Macquarie St PRAHRAN 3181	\$680,000	18/10/2024
2	904/681 Chapel St SOUTH YARRA 3141	\$650,000	09/10/2024
3	133/471 Malvern Rd SOUTH YARRA 3141	\$660,000	12/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/11/2024 17:27









Property Type: Unit (Res) **Agent Comments**

Indicative Selling Price \$650,000 - \$680,000 **Median Unit Price** Year ending September 2024: \$574,000

Comparable Properties



403/27 Macquarie St PRAHRAN 3181 (REI)

Price: \$680,000 Method: Private Sale Date: 18/10/2024

Property Type: Apartment

Agent Comments



904/681 Chapel St SOUTH YARRA 3141 (REI)

Price: \$650,000 Method: Private Sale Date: 09/10/2024

Property Type: Apartment

Agent Comments



133/471 Malvern Rd SOUTH YARRA 3141 (VG) Agent Comments

Price: \$660.000 Method: Sale Date: 12/09/2024

Property Type: Strata Unit/Flat

Account - Little Real Estate | P: 07 3037 0255





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