

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

2/174 Toorak Road West, South Yarra Vic 3141

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$647,900

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2021

to

30/09/2021

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	3/158 Toorak Rd.W SOUTH YARRA 3141	\$430,000	05/07/2021
2	12/372 Toorak Rd SOUTH YARRA 3141	\$400,000	05/08/2021
3	8/403 Toorak Rd SOUTH YARRA 3141	\$395,000	10/09/2021

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:

26/11/2021 09:18



Rooms: 3
Property Type: Flat
Agent Comments

Indicative Selling Price
\$395,000
Median Unit Price
September quarter 2021: \$647,900

Comparable Properties



3/158 Toorak Rd.W SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$430,000
Method: Private Sale
Date: 05/07/2021
Property Type: Apartment



12/372 Toorak Rd SOUTH YARRA 3141 (VG) **Agent Comments**



Price: \$400,000
Method: Sale
Date: 05/08/2021
Property Type: Strata Unit/Flat



8/403 Toorak Rd SOUTH YARRA 3141 (REI/VG) **Agent Comments**



Price: \$395,000
Method: Private Sale
Date: 10/09/2021
Property Type: Apartment