

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

24/376-380 TOORAK ROAD SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,750

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

21/376-380 TOORAK ROAD SOUTH YARRA VIC 3141	\$1,250,000	17-Feb-22
2/376-380 TOORAK ROAD SOUTH YARRA VIC 3141	\$1,499,998	28-Jan-22

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 6 months.

This Statement of Information was prepared on: 27 June 2022



YORKSHIRE
PROPERTY

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21/376-380 TOORAK ROAD SOUTH Sold Price **\$1,250,000** Sold Date **17-Feb-22**
YARRA VIC 3141

3 2 2

Distance -



2/376-380 TOORAK ROAD SOUTH Sold Price **\$1,499,998** Sold Date **28-Jan-22**
YARRA VIC 3141

3 2 2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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