

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

24/166W 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2023

to

30 Jun 2024

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

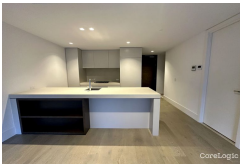
513/243 TOORAK ROAD SOUTH YARRA VIC 3141	\$613,000	29-Feb-24
13/30 QUEENS ROAD MELBOURNE VIC 3004	\$609,000	22-Feb-24
602/3 CHAPEL MEWS SOUTH YARRA VIC 3141	\$650,000	12-Jan-24

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: 04 July 2024

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**513/243 TOORAK ROAD SOUTH
 YARRA VIC 3141**

1 1 1

Sold Price **\$613,000** Sold Date **29-Feb-24**

Distance **0.91km**



**13/30 QUEENS ROAD MELBOURNE
 VIC 3004**

1 1 1

Sold Price **\$609,000** Sold Date **22-Feb-24**

Distance **0.95km**



**602/3 CHAPEL MEWS SOUTH
 YARRA VIC 3141**

1 1 1

Sold Price **\$650,000** Sold Date **12-Jan-24**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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