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

104n/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$600,000		&		\$660,000					
Median sale pi	rice									
Median price	\$637,250	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	403/200 Toorak Rd SOUTH YARRA 3141	\$660,000	01/03/2021
2	904/8 Daly St SOUTH YARRA 3141	\$611,000	11/05/2021
3	105/6 Murphy St SOUTH YARRA 3141	\$639,000	12/03/2021

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:

02/07/2021 13:29



WE DELIVER ... Biggin Scott

Josefina Gray 9520 9000 0409 221 877 jgray@bigginscott.com.au



Property Type: Apartment Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending March 2021: \$637,250

Comparable Properties



Price: \$660,000

(REI/VG)

Method: Private Sale Date: 01/03/2021 Property Type: Apartment



904/8 Daly St SOUTH YARRA 3141 (REI)

403/200 Toorak Rd SOUTH YARRA 3141



Price: \$611,000 Method: Private Sale Date: 11/05/2021 Property Type: Apartment



REI∨

105/6 Murphy St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$639,000 Method: Private Sale Date: 12/03/2021 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments