Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/83 Mathoura Road, Toorak Vic 3142

Indicative selling price

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

Single price \$390,000

Median sale price

Median price	\$795,000	Pro	perty Type Uni	t		Suburb	Toorak
Period - From	01/10/2023	to	31/12/2023	Soι	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	16/43 Kensington Rd SOUTH YARRA 3141	\$386,000	22/12/2023
2	3/276a Domain Rd SOUTH YARRA 3141	\$380,000	18/12/2023
3	2/213 Williams Rd SOUTH YARRA 3141	\$377,500	21/12/2023

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:

15/01/2024 15:30









Property Type: Apartment Agent Comments Indicative Selling Price \$390,000 Median Unit Price December quarter 2023: \$795,000

Comparable Properties



16/43 Kensington Rd SOUTH YARRA 3141 (REI)



Price: \$386,000 Method: Private Sale Date: 22/12/2023 Property Type: Apartment

3/276a Domain Rd SOUTH YARRA 3141 (REI) Agent Comments

Agent Comments



Price: \$380,000 Method: Private Sale Date: 18/12/2023 Property Type: Apartment



2/213 Williams Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$377,500 Method: Private Sale Date: 21/12/2023 Property Type: Apartment

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propertydata

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