

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

1002N/229 Toorak Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$419,500

Median sale price

Median price

\$560,000

House

Unit

X

Suburb

South Yarra

Period - From

01/01/2018

to

31/03/2018

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	1/19 Yarra St SOUTH YARRA 3141	\$410,510	25/04/2018
2	105/229 Toorak Rd SOUTH YARRA 3141	\$400,000	08/12/2017
3	305/200 Toorak Rd SOUTH YARRA 3141	\$395,000	10/02/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$419,500
Median Unit Price
March quarter 2018: \$560,000

Comparable Properties



1/19 Yarra St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$410,510
Method: Sale
Date: 25/04/2018
Rooms: -
Property Type: Strata Unit/Flat

105/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 08/12/2017
Rooms: 2
Property Type: Apartment
Land Size: 3207 sqm approx



305/200 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 10/02/2018
Rooms: 2
Property Type: Apartment