



Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



2/2a Washington St TOORAK 3142 (REI)

Agent Comments



Price: \$420,000

Method: Auction Sale

Date: 26/11/2016

Rooms: 2

Property Type: Apartment



16/21 Bruce St TOORAK 3142 (REI)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 08/04/2017

Rooms: 2

Property Type: Apartment



11/2a Washington St TOORAK 3142 (REI)

Agent Comments



Price: \$400,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 2

Property Type: Apartment

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

7/85 Caroline Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$599,500

Unit

X

Suburb

South Yarra

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
2/2a Washington St TOORAK 3142	\$420,000	26/11/2016
16/21 Bruce St TOORAK 3142	\$415,000	08/04/2017
11/2a Washington St TOORAK 3142	\$400,000	01/04/2017