## 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

4d/381 Toorak Road, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$420,000		&		\$440,000				
Median sale price									
Median price	\$573,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/07/2023	to	30/06/2024		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.

Add	lress of comparable property	Price	Date of sale
1	4/16 Lewisham Rd WINDSOR 3181	\$440,000	28/06/2024
2	9/30 Chomley St PRAHRAN 3181	\$427,500	02/02/2024
3	9/8 Grandview Gr PRAHRAN 3181	\$425,000	22/02/2024

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:

19/07/2024 14:14









Rooms: 2 Property Type: Unit Agent Comments Indicative Selling Price \$420,000 - \$440,000 Median Unit Price Year ending June 2024: \$573,000

# **Comparable Properties**

4/16 Lewisham Rd WINDSOR 3181 (REI) 1 1 1 1 1 1 1 Price: \$440,000 Method: Sold Before Auction Date: 28/06/2024 Property Type: Apartment	Agent Comments
9/30 Chomley St PRAHRAN 3181 (REI/VG) 1 1 1 1 1 1 1 Price: \$427,500 Method: Private Sale Date: 02/02/2024 Property Type: Apartment	Agent Comments
9/8 Grandview Gr PRAHRAN 3181 (REI/VG) 1 1 1 1 1 1 1 1 Price: \$425,000 Method: Sold Before Auction Date: 22/02/2024 Property Type: Apartment	Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504





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