

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

14/386 Toorak Road South Yarra VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,500

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 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

5/530 Toorak Road Toorak VIC 3142	\$537,500	14-Dec-19
8/530 Toorak Road Toorak VIC 3142	\$545,000	12-Mar-20
17/425 Toorak Road Toorak VIC 3142	\$590,000	04-Mar-20

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 6 months.~~

This Statement of Information was prepared on: 21 May 2020

**5/530 Toorak Road Toorak VIC 3142**

2 1 1

Sold Price

\$537,500

Sold Date

14-Dec-19

Distance

1.31km**8/530 Toorak Road Toorak VIC 3142**

2 1 1

Sold Price

\$545,000

Sold Date

12-Mar-20

Distance

1.31km**17/425 Toorak Road Toorak VIC 3142**

2 1 1

Sold Price

\$590,000

Sold Date

04-Mar-20

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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