Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	22/274a Domain Road, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$390,000 & \$420,000	
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Median sale price

Median price	\$637,750	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	01/10/2019	to	30/09/2020		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

Address of comparable property		Price	Date of sale
1	19/393 Toorak Rd SOUTH YARRA 3141	\$435,199	09/12/2020
2	10/486 Toorak Rd TOORAK 3142	\$425,000	01/08/2020
3	7/174 Toorak Rd.W SOUTH YARRA 3141	\$360,000	12/08/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/01/2021 12:22





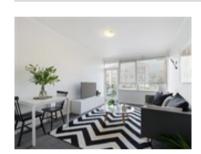




Property Type: Unit **Agent Comments**

Indicative Selling Price \$390,000 - \$420,000 **Median Unit Price** Year ending September 2020: \$637,750

Comparable Properties



19/393 Toorak Rd SOUTH YARRA 3141 (REI)

Price: \$435,199 Method: Private Sale Date: 09/12/2020

Property Type: Apartment

Agent Comments



10/486 Toorak Rd TOORAK 3142 (REI)

Agent Comments

Price: \$425,000 Method: Private Sale Date: 01/08/2020

Property Type: Apartment



7/174 Toorak Rd.W SOUTH YARRA 3141 (REI)

Agent Comments

Price: \$360.000

Method: Sold Before Auction

Date: 12/08/2020 Property Type: Unit

Account - Williams Batters RE | P: 03 9866 4411 | F: 03 9866 4504



