

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

22/274a Domain Road, 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

\$637,750

Property Type

Unit

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	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 comparable properties 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



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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)

Agent Comments

1 1 -

Price: \$435,199

Method: Private Sale

Date: 09/12/2020

Property Type: Apartment



10/486 Toorak Rd TOORAK 3142 (REI)

Agent Comments

1 1 -

Price: \$425,000

Method: Private Sale

Date: 01/08/2020

Property Type: Apartment



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

Agent Comments

1 1 -

Price: \$360,000

Method: Sold Before Auction

Date: 12/08/2020

Property Type: Unit