

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 24/138 Toorak Road West, South Yarra Vic 3141

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$658,000 Property type Unit Suburb South Yarra

Period - From 01/10/2020 to 31/12/2020 Source REIV

Comparable property sales

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
4/641 Punt Road, South Yarra	\$822,000	27/03/2021
11/2 Marne Street, South Yarra	\$855,000	18/03/2021
11/47 Marne Street, South Yarra	\$842,000	12/12/2020

This Statement of Information was prepared on: 8 April 2021